

City of Salinas
Draft 2023-2031 Housing Element

November 28, 2023

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SALINAS
RICH IN LAND | RICH IN VALUES

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1. Introduction

Salinas is a community that values housing and believes in taking definitive action to support development of new housing and housing programs to support all members of our community. The City sees increasing the housing supply as a critical step needed to better the quality of life for the existing and future residents of Salinas.

The City of Salinas is facing an ongoing housing crisis with a low supply of units, rising rents and home prices, overcrowding, and a significant population of unhoused residents. Similar to many cities in California, housing affordability challenges have steadily increased in Salinas since the last Housing Element and were exacerbated further during the COVID-19 pandemic.

In response to these challenges, the City of Salinas has focused on advancing housing production and establishing programs to support residents with their housing needs. In the time since adoption of the 2015-2023 Housing Element update, the City has taken many meaningful steps to support housing development within the City. These include:

- Entitling two new Future Growth Areas that will provide over 8,000 housing units
- Promoting Accessary Dwelling Unit (ADU) construction within the City and providing free pre-approved ADU plans
- Passing an Adaptive Reuse Ordinance to incentivize the conversion of office and retail buildings to provide new housing within the Downtown
- Utilizing SB2 grant funding to identifying and rezone infill opportunity sites throughout the City for housing, including rezoning downtown parking lots to mixed-use to incentivize development
- Partnering with Monterey County to construct the City's first low barrier, year-round homeless shelter, the SHARE Center
- Acquiring three (3) hotels through Project Homekey that will provide 202 new units of permanent supportive housing
- Establishing and operating the City's COVID-19 Emergency Rental Assistance Program to support low-income residents at risk of eviction during the Pandemic
- Establishing the City's first Rental Registry program to create a database of rental units, monitor trends in the rental housing market, and increase access to fair housing services
- Completing a Regional Farmworker Housing Study and Action Plan to support housing development for the farmworker community.
- Completing the Alisal Vibrancy and Chinatown Revitalization plans which helped shape new housing policy for two of Salinas' most historically disinvested neighborhoods.

In March 2023, the City was honored to receive the official ProHousing Designation from the Office of Gov. Gavin Newsom., the first City on the Central Coast to receive the designation. The City looks forward to using the additional resources associated with the ProHousing designation to provide over $1 million in support of predevelopment, development, acquisition, rehabilitation, and preservation of multifamily housing that is affordable to extremely low, very low, low-, and moderate-income households (including necessary operating subsidies), and $510,000 towards homeownership opportunities, including, but not limited to, down payment assistance.

The 2023-2031 Housing Element is a tool for the City to continue to address its housing challenges and plan for the community's housing needs over the next eight-year planning cycle. Through research, analysis, and extensive public engagement, the Housing Element establishes the City's official housing policies and objectives and identifies available candidate housing sites to accommodate the Regional Housing Needs Assessment (RHNA) goals as determined by the Association of Monterrey Bay Area Governments (AMBAG).

The Housing Element contains a detailed outline and work program of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. The Housing Plan has the following six goals, each with a set of specific policies:

1. Increase Housing Supply and Opportunities for All
2. Provide Tenant Protections
3. Access to Safe and Healthy Housing for all Residents
4. Advance Housing Affordability and Opportunity at all Income Levels
5. Stabilize and Support Neighborhoods
6. Improve City Homeless Response

The Plan's goals and policies reflect the new and recurring themes identified through the public outreach process and are consistent with the housing goals and policies identified in recent community planning efforts, such as the Alisal Vibrancy Plan.

The Housing Element will be implemented over the next eight years and will allow the City to build off recent successes in the development of critically needed housing and programs to ensure all Salinas residents have access to safe, affordable, stable, and equitable housing.

1.1 Overview of State Law Requirements

Every City and County in California must have a General Plan. The General Plan serves as the 'constitution' for development in the City. It is a comprehensive long-range planning document that describes goals, policies and programs to guide development and budgetary decision-making. Once the General Plan is adopted, all development-related decisions must be consistent with the Plan. The current Salinas General Plan was adopted in 2002. The City is in the process of conducting a comprehensive General Plan Update, Visión Salinas 2040, which is expected to be completed in 2024.

Every community's General Plan must, by law, contain eight 'elements' that address defined sets of issues. The State-mandated elements of the General Plan include Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, and Environmental Justice. State law establishes general requirements for topics to be covered under each element of the General Plan. However, for the Housing Element, the State requirements are specific and extensive. New to the 6th Cycle are additional requirements for design and development of the site inventory, capacity calculations, infrastructure availability, non-vacant site suitability, size of sites, nonvacant site replacement units, and rezoning program requirements. Jurisdictions must annually review their progress in implementing the Housing Element to ensure all programs are being appropriately addressed and implemented. State law also requires that housing elements be reviewed and updated at least every eight years following a State-initiated regional housing needs allocation process.

The mandatory process of updating the Housing Element is initiated by the State through the "Regional Housing Needs Allocation" (RHNA) process. The State of California's Housing and Community Development Department (HCD) works with regional Councils of Government (COGs) to determine the amount of housing needed within the region. The Association of Monterey Bay Area Governments (AMBAG) is the Monterey Bay Area region's COG. The determination of housing needs is based on existing need and estimated population growth. Need is determined for households in all income categories: extremely low, very low, low, moderate, and above moderate incomes. In compliance with recent changes in state law related to equity and fair housing, AMBAG's RHNA methodology allocated units to:

1. Increase the housing supply and mix of housing types, affordability in an equitable manner

2. Promote infill development & socio-economic equity, protect environmental and agricultural resources and encourage efficient development patterns

3. Promote an improved intraregional jobs-housing relationship including jobs housing fit

4. Balance disproportionate household income distributions

5. Affirmatively furthering fair housing

Once the total regional need is determined, AMBAG works with local governments and others to allocate the total need to individual cities and counties. Local governments are then required to plan where and how the allocated housing units can be accommodated within their communities. The most recent RHNA was adopted by AMBAG in 2022 covering the 2023-2031 planning period. The Housing Element planning period differs from the RHNA planning period. The Housing Element covers the planning period of December 15, 2023 through December 15, 2031. This Housing Element outlines how Salinas plans to accommodate its "fair share" of this need.

State law [Government Code Sections 65583 (a), (b), and (c)] specifically details the information housing elements must contain: (1) "an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs;" (2) "a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing;" and, (3) "a program that sets forth a schedule of actions during the planning period...to implement the policies and achieve the goals and objectives of the Housing Element." For each action or program, the Housing Plan must identify the agency responsible, the time frame for implementation, and the number of units planned to be constructed, rehabilitated, or conserved, or number of households that will be assisted through (or by) the program.

Most importantly, State law [Government Code Sections 65583(c)(1) and (3)] requires that the Housing Element: (1) identify adequate sites with appropriate zoning densities and development standards, and infrastructure to meet the community's need for housing (including its need for extremely low, very low, and low income households, mobile homes, housing for persons with disabilities (including developmental disabilities), farm worker housing and homeless shelters); and (2) "address, and where appropriate and legally possible, remove governmental constraints and nongovernmental" to housing development.

1.1.1 State Review

State law requires that every new or updated housing element be submitted to HCD for review to ensure compliance with the State's minimum requirements. This "certification" process is unique among the General Plan elements.

Housing Element updates are submitted twice to HCD for review and comment: once during development of the Housing Element (in draft form), and again after adoption of the Housing Element. The first review period requires 90 days and must take place prior to adoption by the Salinas City Council. A compliance finding by HCD is only made on the adopted Housing Element; that review requires 60 days. Throughout the process, the City works with staff at HCD to ensure the draft Element meets State requirements and serves the needs of current and future residents.

1.2 Consistency with General Plan

State Law requires internal consistency among the various elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan's various elements shall provide an integrated and internally consistent and compatible statement of policy. City staff have reviewed the other elements of the General Plan and determined that this Housing Element provides consistency with the other elements of the General Plan. The City will maintain this consistency as future General Plan amendments are processed, by evaluating proposed amendments for consistency with all elements of the General Plan.

1.3 Affirmatively Furthering Fair Housing (AFFH)

The goal of Affirmatively Furthering Fair Housing (AFFH) is to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, and lift barriers that restrict access in order to foster inclusive communities and achieve racial equity, fair housing choice, and opportunity for all Californians.

In 2018, the City, as lead agency, entered into a collaborative agreement with the County of Monterey (Urban County), City of Monterey, City of Seaside and the Housing Authority of the County of Monterey (HACM) to conduct an update for a Regional Analysis of Impediments to Fair Housing Choice (AI). Completed in 2019, the AI is an assessment and planning document required by the United States Department of Housing and Urban Development (HUD). The AI assesses historical and existing fair housing conditions that will result in the development of future goals to better combat discrimination and increase housing choice and access in our community.

In 2018, the California State Legislature passed AB 686 to expand upon the fair housing requirements and protections outlined in the Fair Employment and Housing Act (FEHA). AB 686 creates new requirements for all housing elements due to be revised on or after January 1, 2021. These requirements ensure that the obligation to affirmatively further fair housing is a part of a jurisdiction's planning process and guiding documents for community development. The Housing Element analysis of AFFH required by AB 686 must include an analysis of Racially Concentrated Areas of Affluence, and that the Assessment of Fair Housing component of the Housing Element analyze patterns and trends at both a local and regional scale.

1.4 Data Sources

Various sources of information were used to prepare the Housing Element. These include, but are not limited to:

- Demographic and housing data provided by AMBAG, the State Department of Finance (DOF), and the Census Bureau;
- Housing market information, such as home sales, rents, and vacancies from various real estate data services and the Home Mortgage Disclosure Act (HMDA);
- Analysis of Impediments to Fair Housing;
- Consolidated Plan, 2020-2024;
- 2019 Regional Analysis of Impediments to Fair Housing Choice
- Building permit and zoning information from the City of Salinas Community Development Department;
- Special needs housing and services data, including services for homeless and marginally housed, from service providers and the Coalition of Homeless Service Providers, Monterey County's Continuum of Care;
- City of Salinas plans and studies such as the Downtown Vibrancy Plan (2015), Economic Development Element (2017), Farmworker Housing Study and Action Plan (2018), Alisal Vibrancy Plan (2019), and the Chinatown Revitalization Plan (2019);
- Community Housing needs survey;
- Interviews with housing professionals, service providers, and community stakeholders; and
- Comments received during community workshops.

1.5 Community Engagement

The City has actively engaged the community on the subject of housing since the adoption of the 2015-2023 Housing Element. Community engagement for the Housing Element built upon the extensive bi-lingual community outreach conducted for the Alisal Vibrancy Plan, Chinatown Revitalization Plan, Regional Farmworker Housing Study and Action Plan, Visión Salinas Guiding Principles, Visión Salinas 2040 General Plan Update, and the 2023 and 2024 City Budgets.

The City began formal 2023-2031 Housing Element public engagement with an online Housing Element workshop on February 9, 2023 and will continue its outreach through Council consideration of the adoption of the 2023-2031 Housing Element in December 2023. The outreach strategy involves various methods of collecting community input, including community workshops, webinars, stakeholder interviews, housing surveys, pop-up community events, and the General Plan Steering Committee. Through a Sustainable Agricultural Land Conservation (SALC) Planning Grant, the City is also partnering with Center for Community Advocacy (CCA) to deepen grassroots outreach. CCA reached nearly 300 people through 71 house meetings discussing housing needs.

A full discussion of the City's engagement activities is included in Chapter 2 and Appendix C.

1.6 Definitions

Affordable Housing: Housing capable of being purchased or rented by a household with extremely low, very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than thirty percent (30%) of its gross monthly income (GMI) for housing including utilities.

Aging in Place: The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

Area Median Income: Area Median Income (AMI) as periodically established by the State Department of Housing and Community Development pursuant to Section 50093 of the Health and Safety Code. HCD uses the annual income survey conducted by the U. S. Department of Housing and Urban Development (HUD) to establish the AMI. Income limits for various income groups are established based on the AMI and adjusted for household size. "Area" refers to the Metropolitan Statistical Area, and for Salinas, this area is the County of Monterey.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

Cost Burden: The extent to which gross housing costs, including taxes, insurance, and utility costs, exceed thirty percent (30%) of gross household income. Severe cost burden exists if gross housing costs exceed fifty percent (50%) of gross income.

Emergency Shelter: Housing for homeless persons that is limited to a maximum occupancy of six month or less and provides minimal supportive services. Emergency Shelter shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care No individual or household may be denied emergency shelter because of an inability to pay.

Homeless: HUD adopted the following definition of homeless in the Continuum of Care program (24 CFR 578). Specifically, four categories of homelessness are defined:

(1) Individuals and families who lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter, or a place not meant for human habitation immediately before entering that institution;

(2) Individuals and families who will imminently lose their primary nighttime residence;

(3) Unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; or

(4) Individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

Household: For Census purposes, a **household** includes all the persons who occupy a housing unit. People not living in households are classified as living in group quarters.

Housing Unit: A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building, and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Income Levels: For the purpose of the Housing Element, the State Housing Element law [Government Code Section 65584] references the Health and Safety Code [Sections 50079.5, 50093, 50105, and 50106] to establish the following income levels:

- Acutely Low Income: 0-15% of AMI
- Extremely Low Income: 15% to 30% of AMI
- Very Low Income: 30-50% AMI
- Low Income: 50-80% AMI
- Moderate Income: 80-120% AMI

Collectively, Extremely Low, Very Low, and Low Incomes are also referred to as Lower Income. These income limits are different from those used by HUD for Community Development Block Grant and HOME Investment Partnership Act programs. (Refer to the City's Consolidated Plan and Analysis of Impediments to Fair Housing Choice for HUD income limits.)

Large Employer: An employer of 500 or more employees.

Overcrowding: A household with more than one person per room, including bedrooms, living and dining rooms, but excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with more than 1.50 persons per room.

Supportive Housing: Government Code Section 65582(f) defines "Supportive Housing" as "housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community."

Target Population: Government Code Section 65582(i) further defines "Target Population" as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Tenure: Housing tenure describes the arrangement by which a household occupies a housing unit; that is, whether the housing unit is owner-occupied or renter-occupied.

Transitional Housing: Government Code Section 65582(j) defines "Transitional Housing" as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a

predetermined future point in time that shall be no less than six months from the beginning of the assistance.

1.7 Organization of the Housing Element

This Housing Element is organized into the following sections:

Section 1: Introduction - An overview of the purpose and requirements of the Housing Element

Section 2: Community Participation – A summary of community outreach and engagement efforts conducted as part of this update.

Section 3: Community Profile – An assessment of housing and demographic trends and the nature and extent of housing needs in the community.

Section 4: Housing Constraints – An analysis of market, governmental, and environmental constraints to housing development.

Section 5: Housing Resources – An inventory of resources available for implementing the City's housing objectives.

Section 6: Housing Plan – An eight-year plan of action, including goals, policies, programs, and objectives.

Appendix A: Past Accomplishments

Appendix B: Sites Inventory

Appendix C: Community Engagement

Appendix D: Affirmatively Furthering Fair Housing

Appendix E: Future Growth Area Documents

2. Community Participation

Following the adoption of the 2015-2023 Housing Element, the City embarked on various planning efforts with equity at the center. For the Salinas community this meant extensive bilingual and inclusive community outreach and opportunities to have a voice in the process, particularly regarding housing policy. In 2017, Visión Salinas was initiated to support community outreach and ensure equity and inclusion. Through the Alisal Vibrancy Plan (AVP) and the Chinatown Revitalization Plan (CRP) processes (both community focused planning efforts supported by Visión Salinas), Salinas residents highlighted various housing needs and concerns. This feedback has been augmented with the current input the City has received through the General Plan Update (Visión Salinas 2040) and 2023-2024 budget process.

The community outreach program involved various methods of collecting community input, including the formation of resident steering committees, city-wide community workshops, focused presentations with key stakeholders, working groups, pop-up activities and surveys. A summary of the community outreach and engagement process, as well as results, are included in Appendix C and full documentation is available upon request.

2.1 Visión Salinas: An Integrated Planning Initiative

Visión Salinas was created to set a foundation for the General Plan Update. Furthermore, through extensive multi-stakeholder collaboration and outreach, it helped establish an Overarching Core Value and Guiding Principles that will guide each policy and action in the General Plan.





Overarching Core Value: ***An inclusive, diverse, and welcoming City where all persons can thrive.***

This Overarching Core Value is embedded in each of the following:

- Economic Prosperity, Equity, and Diversity
- Housing Opportunities for All
- Healthy and Safe Community
- Youth and Future
- Collaborative, Inclusive, and Engaged Decision Making
- Livable and Sustainable Community
- Connectivity, Access, and Mobility
- A Community to Celebrate

2.2 Alisal Vibrancy Plan

The AVP is the first time that the City and residents collaborated to create a systematic set of action steps to improve the quality of life for the hardworking families who live and work in the Alisal. Residents, stakeholders, and the City wanted a community-driven plan that would contribute to community stability, health, and vibrancy for East Salinas families, and to do so in a way that builds upon the social and cultural wealth of the Alisal.

From June 2017 to April 2019, the City in collaboration with community members and grassroots organizations from the greater Alisal neighborhood, engaged residents and community stakeholders to develop Plan content. Through this process, the City adopted the Spectrum of Community Engagement to Empower for Impact Matrix (see Appendix C) to help ensure inclusive engagement and transparency in the process. AVP conversations often centered around housing which led to ample participation in the Housing Working Group. Subsequently, AVP Housing Goals have been carried over and expanded on in this Housing Element.



2.3 Chinatown Revitalization Plan

The CRP outreach strategy was developed with inclusivity at the center and the objective of engaging members of groups that have previously been excluded from governmental processes and/or resources. To achieve this objective, the Plan's robust engagement process not only involved residents, business owners, housing developers, social service providers, and cultural and faith-based organizations, it also included activities targeted to individuals experiencing homelessness.





Between January 2017 and May 2019, staff convened Working Groups comprised of non-technical stakeholders from four distinct interest groups in Chinatown: Asian community-based organizations, business and property owners, homeless individuals and service providers, and housing developers and residents interested in a more sustained level of engagement. The Plan outlines policies and actions that support Chinatown becoming a more complete community with a diversity of businesses, housing

opportunities, and community programs and amenities. The CRP's endeavor to tackle homelessness has been carried over to current Housing Element policies and actions.

2.4 Visión Salinas 2040

In 2021, Visión Salinas became Visión Salinas 2040, the official title of the City's current General Plan Update. The Guiding Principles and previous engagement strategies have been carried over to the current GPU process, as well as the citywide budget engagement. Over the last 2 years, City staff has supported and coordinated various community workshops, stakeholder meetings, pop-up activities and surveys. This process has also included the formation of a resident steering committee to help guide the process and working groups focused on the General Plan Update's main pillars: Built Environment, Socioeconomic Systems and Natural Systems. Though Visión Salinas 2040 covers the entire General Plan, housing is often the main topic of conversation.



Throughout the current GPU process, City staff has worked to ensure inclusive and equitable community engagement. At times it has meant additional community meetings in underrepresented areas, or pop-up activities at 5 a.m. while farmworkers pick-up their lunch at the local bakery. Outreach activities and opportunities for dialogue have been facilitated with the support of community-based organizations and the foundation set forth by previous planning efforts.

Access and equity are a top priority and staff have augmented efforts to bring more residents into the conversation. Community meetings have been held at various locations across the city to increase access and participation. At the request of community stakeholders, several meetings have been held in Spanish with English translation, a shift from the more routine English with Spanish translation approach. Furthermore, meeting materials and presentations are prepared in both English and Spanish and food has been provided at every meeting. Opportunities for this engagement are advertised on the City's website, social media, through flyer distribution, and email blasts. Details surrounding engagement outcomes can be found below and in Appendix C.

Community Outreach Activities

A. Community Meetings

The current General Plan Update process has included extensive bilingual (virtual and in person) community engagement. Since its kick-off in 2021, the City has held eleven (11) workshops on broad topics, i.e., Land Use, Existing Conditions, Community Design, and Environmental Justice, two (2) housing working group meetings and three (3) Housing Element meetings. Over four hundred (400) Salinas stakeholders participated in the community workshops and working group meetings. Feedback from these meetings helped shape the current goals, policies and programs outlined in this Housing Element, particularly around tenant protections, programs for the unhoused, and new strategies for affordable housing development.



B. Sustainable Agriculture Lands Conservation Grant

In 2020, The City was awarded a grant through the California Department of Conservation, the Sustainable Agriculture Lands Conservation Grant (SALC) to support Visión Salinas 2040. The SALC grant has augmented public engagement efforts focused on direct outreach to farmworkers with housing being one of the main topics discussed. With the support of the Center for Community Advocacy (CCA) and eleven (11) General Plan Update Ambassadors, over nine hundred (900) farmworkers have been reached using pop-up activities, food bank distributions, and lunch time field visits. This outreach was supported by staff with the preparation of pop-up materials focused on environmental justice priorities (healthy and safe housing being one of them) and preferred housing densities. Broad engagement through food bank distribution and lunch time field visits focused on broad General Plan information but was often concentrated on housing challenges.





2.5 City Budget Engagement

The Housing Element was also brought into the 2024-2025 budget engagement process. City staff held forty (40) pop-up activities across the city, which resulted in over one thousand six hundred (1,600) responses. Residents were asked to choose two (2) priorities for each of our Vision Salinas 2040 Guiding Principles. Under the Housing Opportunities for All category the priorities included: Tenant & Landlord Education & Support, Homeless Outreach and Support, Homeownership Promotion & Support, and Incentivize & Facilitate Housing Production. Overall, the top two priorities were: 1. Homeless Outreach & Support, and 2. Homeownership Promotion & Support.





The City also released a public survey using the same categories and priorities. The survey results included two thousand seven hundred eleven (2,711) responses and had Homeownership Promotion & Support as the top housing priority and Homeless Outreach & Support as the second.

2.6 2023-2031 Housing Element Engagement

The City kicked-off the official 2023-2031 Housing Element update with a webinar on February 9th, 2023 via Zoom. The Housing Element webinar served as an introduction to the update process, timeline, and next steps. The session was conducted in English with Spanish translation and included a short presentation followed by questions & answers. Following the Housing Element webinar, CCA and GPU Ambassadors began extensive engagement focused on housing challenges and concerns.

Engagement led by the GPU Ambassadors has included ninety-five (95) house meetings with over three hundred forty (340) Salinas residents reached. Residents were asked to identify housing challenges outside of cost, desired housing programs and experiences with housing discrimination. Nineteen (19) house meetings were in Mixteco, one (1) in Triqui and the rest in Spanish.



For the more extensive citywide engagement, staff partnered with City Councilmembers to facilitate conversations around new housing goals, policies, and actions. Three (3) Housing Element workshops were coordinated combining 2-3 Council Districts. Workshops were held in North Salinas, East Salinas and South Salinas and had over sixty (60) residents in attendance. Two of the workshops were conducted in English with Spanish translation including one with Mixteco translation and one in Spanish with English translation.

2.7 Upcoming Public Meetings and Hearings

The Draft Housing Element was available for public review from May 12, 2023 through June 20, 2023. During this time, community members and other stakeholders were notified of and invited to attend three (3) public hearings (see list below) and share comments/concerns related to the Draft. Comments received and responses are a part of Appendix C.

Public Hearings

- May 17, 2023: Planning Commission Update on Draft Housing Element
- June 6, 2023: Housing and Land Use Subcommittee Update on Draft Housing Element
- June 20, 2023: City Council Presentation of Draft Housing Element and Resolution

The City anticipates completing the 2023-2031 Housing Element by December 2023. The following is the anticipated schedule for public hearings and consideration of adoption:

- November 15, 2023: Planning Commission
- November 28, 2023: Housing and Land Use subcommittee

- December 5, 2023: City Council adoption

2.8 Recurring Themes

Engagement following the adoption of the last Housing Element has produced extensive data related to housing needs and concerns, as well as policies and programs desired for implementation. Through the various community meetings, residents have highlighted the need for:

- Farmworker housing
- Support for the unhoused population
- Policies addressing tenant protections
- Affordable housing
- First-time homebuyer financial support and education.

Feedback from the various engagement activities has been sorted and incorporated into the Housing Element. See Appendix C for additional information, summaries community workshops and data collected.

3. Community Profile

This section analyzes demographic and housing characteristics that influence the demand for and availability of housing. The analyses form a foundation for establishing programs and policies that seek to address identified housing needs.

3.1 Population Trends and Characteristics

Housing needs are influenced by population and employment trends. This section provides a summary of the changes to the population size, age, and racial/ethnic composition of the City of Salinas.

3.1.1 Historical, Existing, and Forecast Growth

The City of Salinas is one of twelve (12) cities within the County of Monterey. According to the U.S. Census, Monterey County's population was 439,035 in 2020. Monterey County is the largest of the three (3) central coast counties, followed by Santa Cruz County and San Benito County. Overall, the County has experienced a steady population growth over the last two decades. From 2000 to 2020, the County population increased by nine percent (9%). Table 1 lists the counties in Central California and their respective populations.

Table 1: Regional Population Trends (2000-2020)

County	2000	2010	2020
Monterey County	**401,762**	**415,057**	**439,035**
Santa Cruz County	255,602	262,382	270,861
San Benito County	53,234	55,269	64,209

Source: U.S. Census 2000 STF1, U.S. Census 2010 SF1, and U.S. Census 2020 DEC.

According to the State Department of Finance (DOF), Salinas experienced a 31% population increase between 1990 and 2000 and a 5.4% increase between 2000 and 2010. Between 2010 and 2020, the population increased another 7.4%. Thus, while Salinas's population increased more than twice as fast as the overall County during 1990-2000, that growth slowed during the last 10 years (Table 2). In 2020, the population of Salinas accounted for 37% of the County total. As indicated in

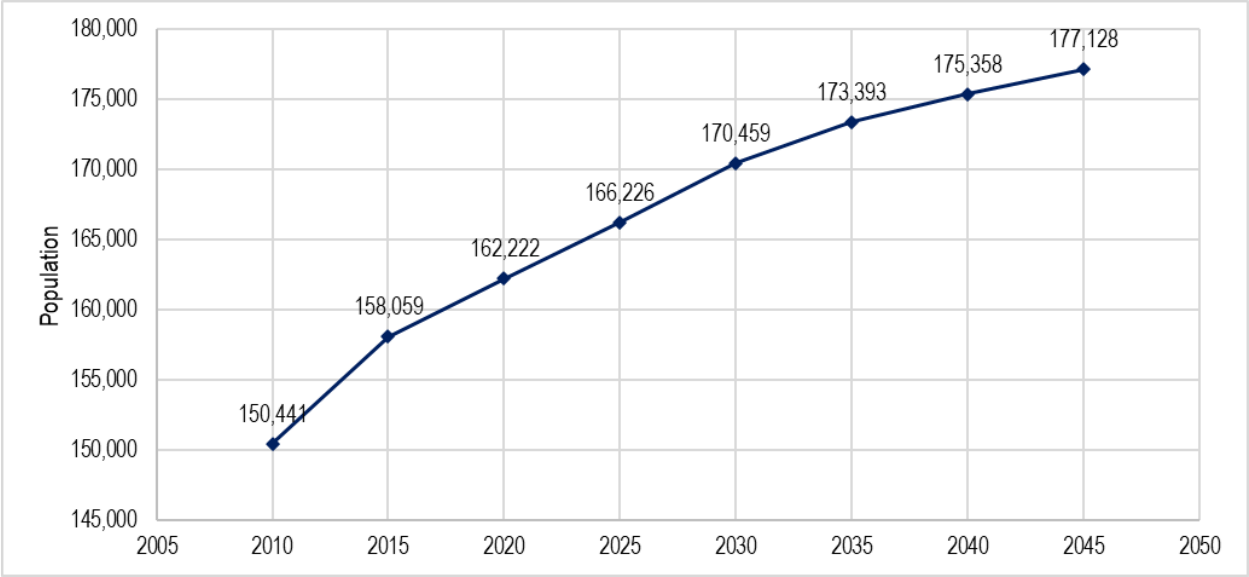
Figure 3-1: City of Salinas Population Growth Forecast (2010-2045), the Association of Monterey Bay Area Governments (AMBAG) forecasts continuous growth in Salinas over the next 20 years, with a forecast population of 177,128 in 2045.

Table 2: Population Growth (1990-2020)

Year	City of Salinas		Monterey County	
	Population	% Change	Population	% Change
1990	108,777	--	355,660	--
2000	142,685	31.2%	401,762	13.0%
2010	150,441	5.4%	415,057	3.3%
2020	161,577	7.4%	439,035	5.8%

Source: California Department of Finance (DOF), E-4: Population Estimates for Cities, Counties, and the State, 1990-2020.

Figure 3-1: City of Salinas Population Growth Forecast (2010-2045)



Source: Association of Monterey Bay Area Governments (AMBAG) Final Draft Subregional Growth Forecast, 2022.

3.1.2 Age Composition

Between 2010 and 2020, Salinas' population experienced growth in all age groups. The "prime working" population, residents between the ages of 25-54 years, remains the largest age group in the City. According to the American Community Survey (ACS), between 2010 and 2020, the percentage of residents over age 55 increased while some of the City's younger population decreased proportionally (specifically the 0-4 year and 18–24-year age groups). The ACS data indicates that the City is aging but still has a younger population compared with the County population. The median age in the City was 31 years old in 2020, a slight increase from the median age of 28.7 years recorded in 2010. In comparison, the median age countywide was 34.7 in 2020.

Table 3: Age Distribution (2010-2020)

Age Group	2010		2020	
	City of Salinas	Monterey County	City of Salinas	Monterey County
0 - 4 Years	9.6%	8.0%	8.4%	7.1%
5 - 17 Years	22.2%	18.8%	22.2%	19.1%
18 - 24 Years	11.5%	11.2%	10.1%	10.0%
25 - 44 Years	30.2%	28.5%	30.0%	27.4%
45 - 54 Years	11.5%	13.1%	10.8%	11.8%
55 - 64 Years	7.4%	9.9%	9.2%	11.1%
65+	7.8%	10.4%	9.2%	13.6%
Total	147,074	407,435	156,177	432,977
Median Age	28.7	32.8	31.0	34.7

Source: American Community Survey (ACS) 2006-2010 and 2016-2020 (5-Year Estimates).

3.1.3 Race and Ethnicity

Salinas residents are predominantly Hispanic or Latino, and the Latino percentage increased between 2010 and 2020. As of 2020, 79% of Salinas' residents were of Hispanic or Latino origin (Table 4). Between 2010 and 2020, the Non-Hispanic White, Black/African American, American Indian or Alaska Native, Native Hawaiian and other Pacific Islander, and other populations each decreased significantly. During the same period, the Hispanic/Latino population grew by 78.1%. The Asian population represents the third largest ethnic group in the City, comprising 6% of the population in 2010 and 2020. Monterey County has a larger non-Hispanic White population compared to Salinas (29.5% vs. 12.1%, respectively).

Table 4: Racial and Ethnic Composition (2010-2020)

Ethnic Group	2010				2020			
	City of Salinas		Monterey County		City of Salinas		Monterey County	
White, non-Hispanic	24,951	17.0%	139,535	34.2%	18,918	12.1%	127,632	29.5%
Black/African American. Non-Hispanic	2,165	1.5%	12,089	3.0%	1,721	1.1%	10,471	2.4%
American Indian or Alaska Native, non-Hispanic	251	0.2%	1,158	0.3%	125	0.1%	657	0.2%
Asian, on-Hispanic	9,213	6.3%	24,523	6.0%	9,386	6.0%	24,133	5.6%
Native Hawaiian and Other Pacific Islander, non-Hispanic	157	0.1%	1,736	0.4%	97	0.1%	1,839	0.4%
Other, non-Hispanic	254	0.2%	1,105	0.3%	109	0.1%	764	0.2%
Two or more races, non-Hispanic	1,172	0.8%	8,421	2.1%	2,087	1.3%	11,969	2.8%
Hispanic or Latino	108,911	74.1%	218,868	53.7%	123,734	79.2%	255,512	59.0%
Total Population	147,074	100%	407,435	100%	156,177	100%	432,977	100%

Source: 2006-2010 and 2016-2020 ACS (5-Year Estimates).

3.2 Employment Trends

Housing needs are influenced by employment trends. Significant employment opportunities within the City can lead to growth in demand for housing in proximity to jobs. The quality and/or pay of available employment can determine the need for various housing types and prices.

As shown in Table 5, according to the 2016-2020 ACS, nearly 20% of Salinas' residents are employed in educational, health and social services. About 16% are employed in agriculture, forestry, fishing and hunting, and mining, 10% percent are employed in professional, scientific, management, administrative, and waste management services, 9.5% are employed in retail trade, 7.4% are employed in construction, and 7.2% are employed in manufacturing. Educational, health, and social services also represents the largest employing industry countywide. Table 6 lists the companies located within Monterey County with the most employees.

Table 7 shows Salinas' labor force, which decreased slightly from 78,300 in 2010 to 77,300 in 2021. According to the California Employment Development Department (EDD), the unemployment rate in Salinas in 2021 was 10.3%, slightly higher than 8.3% countywide. Both Salinas and the County saw unemployment rates spike in 2020 amidst the COVID-19 pandemic. In Salinas, unemployment rate increased from 8.5% in 2019 to 13.2% in 2020. Similarly, the unemployment rate in Monterey County

increased from 6.4% to 11.2% during the same period. Both Salinas and the County saw a reduction in unemployment between 2020 and 2021.

During harvest periods when workloads increase, the need to supplement the permanent labor force is satisfied with seasonal workers. Often these seasonal workers are migrant workers, defined by the inability to return to their primary residence at the end of the workday. The agricultural workforce in Monterey County does include many jobs, including weeding, thinning, planting, pruning, irrigation, tractor work, pesticide applications, harvesting, transportation to the cooler or market, and a variety of jobs at packing and processing facilities. It is therefore difficult to estimate the number of farm workers residing in the County or City of Salinas. The 2017 USDA Census of Farmworkers reported 26,929 farmworkers in the County, a decrease from 32,872 in 2012. Of the 26,929 farmworkers employed, 4,972 are migrant workers. According to 2016-2020 ACS, there were 11,469 workers employed in farming, fishing, and forestry occupations living in Salinas (16.7% of the City's civilian employed population 16 years and over).

Table 5: Employment by Industry (2020)

Industry	Salinas		Monterey County	
	Employees	%	Employees	%
Agriculture, Forestry, Fishing and Hunting, and Mining	6,995	15.5%	15,035	12.3%
Construction	3,359	7.4%	9,292	7.6%
Manufacturing	3,238	7.2%	8,250	6.7%
Wholesale Trade	1,491	3.3%	3,647	3.0%
Retail Trade	4,315	9.5%	10,616	8.7%
Transportation and Warehousing, and Utilities	2,544	5.6%	5,518	4.5%
Information	481	1.1%	1,804	1.5%
Finance, Insurance, Real Estate, and Rental and Leasing	1,394	3.1%	5,215	4.2%
Professional, Scientific, Management, Administrative, and Waste Management Services	4,482	9.9%	13,357	10.9%
Educational, Health and Social Services	8,900	19.7%	24,307	19.8%
Arts, Entertainment, Recreation, Accommodation and Food Services	3,116	6.9%	12,120	9.9%
Other Services (except Public Administration)	2,166	4.8%	5,031	4.1%
Public Administration	2,779	6.1%	8,528	6.9%
Total	**45,260**	**100.0%**	**122,720**	**100.0%**

Note: Total population is the full-time, year-round, civilian employed population aged 16 and older.
Source: 2016-2020 ACS (5-Year Estimates).

Table 6: Largest Employers in Monterey County (2021)

Company	Number of Employees
Azcona Harvesting (Greenfield)	1,000-4,999
Bud of California (Soledad)	1,000-4,999
Pebble Beach Co (Pebble Beach)	1,000-4,999
Premium Harvesting & Packing (Salinas)	1,000-4,999
Salinas Valley Mem'l Healthcare (Salinas)	1,000-4,999
Al Pak Labor (Soledad)	500-999

Table 6: Largest Employers in Monterey County (2021)

Company	Number of Employees
County-Monterey Behavioral (King City)	500-999
Growers Co (Salinas)	500-999
Hilltown Packing Co Inc (Salinas)	500-999
Mann Packing Co Inc (Salinas)	500-999
Mee Memorial Hospital (King City)	500-999
Middlebury Institute-Intl Stds (Monterey)	500-999
Misionero Vegetables (Gonzales)	500-999
Monterey County Social Svc Dpt (Salinas)	500-999
Monterey Peninsula College (Monterey)	500-999
Natividad Medical Ctr (Salinas)	500-999
Quality Farm Labor (Gonzales)	500-999
R C Packing (Gonzales)	500-999
US Defense Dept (Seaside)	500-999
US Defense Manpower Data Ctr (Seaside)	500-999
Valley Harvesting (Greenfield)	500-999

Source: State of California, Employment Development Department (EDD), 2021.

Table 7: Labor Force Trends (2010-2021)

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2010	78,300	67,500	10,700	13.7%
2011	78,400	67,700	10,600	13.5%
2012	78,600	68,900	9,700	12.4%
2013	78,200	69,600	8,600	11.0%
2014	78,800	71,200	7,600	9.7%
2015	79,000	72,200	6,800	8.6%
2016	80,400	72,400	8,000	9.9%
2017	80,200	72,700	7,500	9.4%
2018	80,900	73,900	6,900	8.6%
2019	80,600	73,800	6,900	8.5%
2020	78,000	67,700	10,300	13.2%
2021	77,300	69,300	8,000	10.3%

Source: State of California Employment Development Department (EDD), 2021.

3.3 Household Characteristics

This section describes Salinas' household characteristics. The Census Bureau defines a household as all persons living in a single housing unit. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit.

3.3.1 Household Formation and Composition

In 2020, the ACS reported 41,296 households in Salinas, a 0.7% increase from 2010 (see Table 8). In comparison, total households in Monterey County increased by 2.4% and total households in California increased by 5.7% between 2000 and 2010. The household growth rate in the City has significantly slowed since 2000; between 2000 and 2010, Salinas saw an increase in households by 7.3%.

Table 8: Total Households (2000-2020)

Area	2000	2010	2020	Percent Increase 2000-2010	Percent Increase 2010-2020
Salinas	38,227	41,009	41,296	7.3%	0.7%
Monterey County	121,236	124,963	128,003	3.1%	2.4%
California	11,502,870	12,392,852	13,103,114	7.7%	5.7%

Source: U.S. Census 2000 SF3 H16; 2006-2010 and 2016-2020 ACS (5-Year Estimates).

As shown in Table 9, households of three to four persons made up the largest segments of both owner- and renter-occupied households in 2010 and 2020. The proportion households with five or more people have increased in both the owner and renter populations. Households of five or more people represent the second largest share of households by size. During the same period, the share of one person and two person households has decreased. Large households of five or more persons are further discussed in Section 3.5.4, *Special Needs Groups*.

Table 9: Household Size Distribution (2010-2020)

Household Size	Total Households	% of Total	Renter Households	%[1]	Owner Households	%[2]
2010						
1 Person	7,491	18.3%	4,267	19.8%	3,224	16.6%
2 Persons	8,821	21.5%	3,699	17.2%	5,122	26.3%
3-4 Persons	14,591	35.6%	7,773	36.0%	6,818	35.1%
5+ Persons	10,106	24.6%	5,828	27.0%	4,278	22.0%
Total	**41,009**	**100.0%**	**21,567**	**100.0%**	**19,442**	**100.0%**
2020						
1 Person	6,604	16.0%	3,544	16.5%	3,060	15.5%
2 Persons	8,765	21.2%	3,757	17.5%	5,008	25.3%
3-4 Persons	14,566	35.3%	7,910	36.7%	6,656	33.7%
5+ Persons	11,361	27.5%	6,319	29.3%	5,042	25.5%
Total	**41,296**	**100.0%**	**21,530**	**100.0%**	**19,766**	**100.0%**

Notes:
1. Percent of total renters
2. Percent of total owners

Source: 2006-2010 and 2016-2020 ACS (5-Year Estimates).

The majority of households in Salinas are family households (79.3%), a higher proportion than the County as a whole (72.6%) (Table 10). About 42.2% of all households in the City are families with children. Nearly 33% of households have at least one elderly member (60+ years), and 7.1% of all households are seniors aged 65 and older living alone. As of 2020, the average household size in Salinas is 3.74 persons per

household, higher than the Monterey County average of 3.25 persons per household. According to the 2006-2010 ACS, the average household size in Salinas in 2010 was 3.55, indicating households have increased in size over the last 10 years. These numbers also indicate a higher level of overcrowding than other local communities. Since the 2006-2010 ACS, the average household size for both renters and owners has increased. According to the 2006-2010 ACS, the average household size for renter-occupied units was 3.19 and the average household size for owner-occupied units was 3.06 in 2010.

Table 10: Household Characteristics

Household Type	City of Salinas	Monterey County
Household Growth (2010-2020)		
Households (2020)	41,296	128,003
Households (2010)	41,009	124,963
% Change 2010-2020	0.7%	2.4%
Household Type (2020)		
Families	79.3%	72.6%
Families with Children	42.2%	33.2%
Married Families With Children	28.2%	23.6%
Male Headed Families with Children	3.8%	3.3%
Female Headed Families with Children	10.2%	6.4%
Non Family Households	20.7%	27.4%
Senior Living Alone (65+)	7.1%	10.1%
Households with elderly (60+ years) members	32.9%	41.1%
Household Size (2020)		
Average Household Size	3.74	3.25
Average Household Size - Owners	3.55	3.12
Average Household Size - Renters	3.92	3.38
Large Households (5+)	27.5%	20.0%
Large Households - Owners	25.5%	18.0%
Large Households - Renters	29.3%	22.0%

Source: 2006-2010 and 2016-2020 ACS (5-Year Estimates).

3.3.2 Tenure

Housing tenure refers to the financial arrangement and ownership status of a house or apartment. Tenure preferences are primarily related to household income, composition, and age of the householder. Communities need to have an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes, composition, lifestyles, etc. Approximately 48% of Salinas' households are owner-occupied households and 52% of the households are renter-occupied households as of 2020. As shown in Table 11, Salinas has a smaller share of owner-occupied households compared to the County (51.8%) and the State (55.3%). The proportion of owner-occupied households in Salinas has increased slightly since the 2006-2010 ACS, when 47.4% of households were owners.

Table 11: Occupied Units by Tenure (2020)

	Owner-Occupied		Renter- Occupied		Total Households
	Households	Percent	Households	Percent	
Salinas	19,766	47.9%	21,530	52.1%	41,296
Monterey County	66,346	51.8%	61,657	48.2%	128,003
California	7,241,318	55.3%	5,861,796	44.7%	13,103,114

Source: 2016-2020 ACS (5-Year Estimates).

3.3.3 Household Income

As indicated in Table 12, according to the 2016-2020 ACS, the median household income for the City of Salinas is $67,914. In 2020, about a third (34.3%) of households earned less than $50,000 and only 13.2% of the households earned more than $150,000 (Table 12 and Table 13). The median income for owner-occupied households is $91,499, significantly higher than the median income amongst renter-occupied households ($52,689).

The City's median income is 11.7% lower than the County median household income of $76,943 and 13.7% lower than the State median household income of $78,672. Table 12 shows median household income in the City, Monterey County, and State of California in 2010 and 2020.

According to 2006-2010 and 2016-2020 ACS data, adjusting for inflation, the median income has increased in Salinas, Monterey County, and the State (Table 12). The median income in Salinas increased the most significantly during this period (+12.3%) compared to the County (+9%) and California (+8.5%). Further, the median income amongst Salinas renters has increased 18.2% since the 2006-2010 ACS, while the median income amongst owners increased only 8.7%. This reflects the high increase citywide, as Salinas is a predominantly renter-occupied community. As noted in Table 11 above, 52.1% of households in the City are renters.

Table 12: Median Household Income (2010-2020)

Jurisdiction	Median Household Income (2010)[1]	Median Household Income (2010)[2]	Median Household Income (2020)	Percent Change (2010-2020)[2]
City of Salinas	$50,808	$60,488	$67,914	12.3%
Owner-Occupied Households	$70,702	$84,172	$91,499	8.7%
Renter-Occupied Households	$37,439	$44,572	$52,689	18.2%
Monterey County	$59,271	$70,564	$76,943	9.0%
State of California	$60,883	$72,483	$78,672	8.5%

Notes:
1. Not adjusted for inflation
2. In 2020 inflation-adjusted dollars

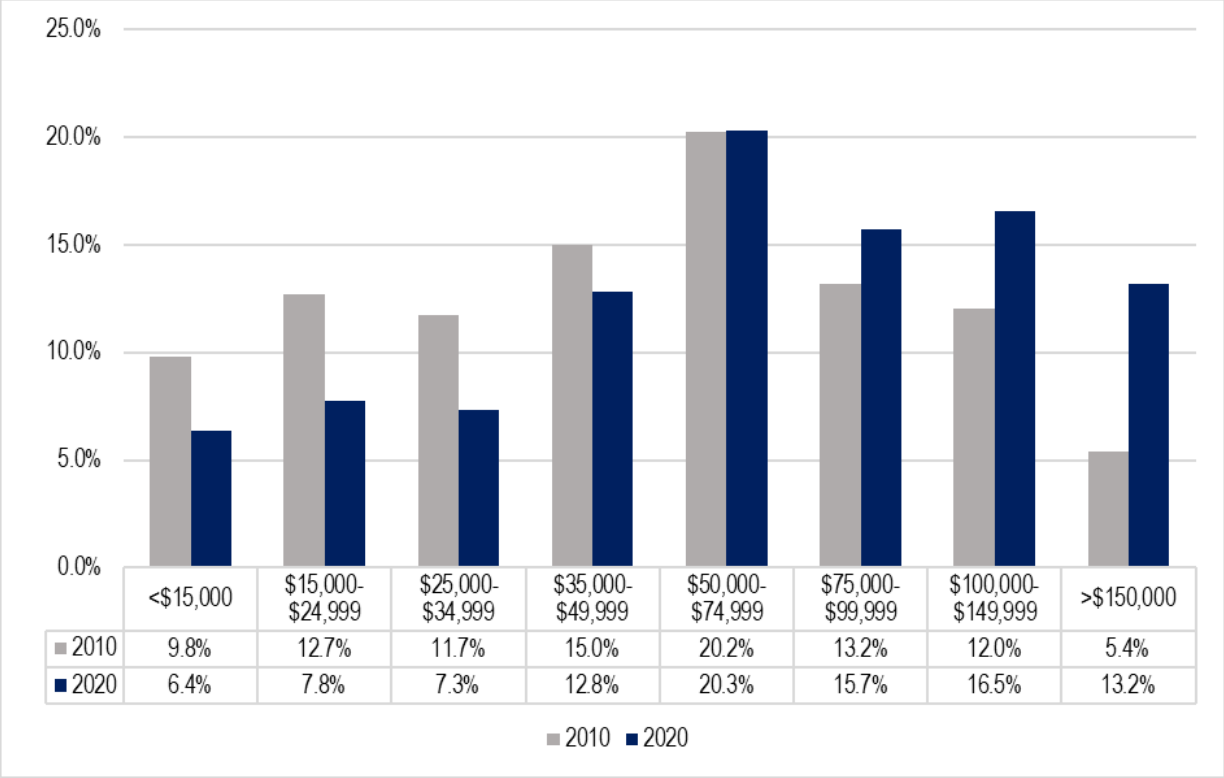
Source: 2006-2010 and 2016-2020 ACS (5-Year Estimates); U.S. Bureau of Labor Statistics CPI Inflation Calculator, Accessed November 2022.

Table 13: Household Income by Tenure (2020)

	Owner-Households		Renter-Households		Total Households	
	Households	Percent	Households	Percent	Households	Percent
Less than $5,000	219	1.1%	355	1.6%	574	1.4%
$5,000 to $9,999	281	1.4%	634	2.9%	915	2.2%
$10,000 to $14,999	165	0.8%	977	4.5%	1,142	2.8%
$15,000 to $19,999	392	2.0%	968	4.5%	1,360	3.3%
$20,000 to $24,999	339	1.7%	1,507	7.0%	1,846	4.5%
$25,000 to $34,999	924	4.7%	2,101	9.8%	3,025	7.3%
$35,000 to $49,999	1,732	8.8%	3,570	16.6%	5,302	12.8%
$50,000 to $74,999	3,332	16.9%	5,055	23.5%	8,387	20.3%
$75,000 to $99,999	3,685	18.6%	2,791	13.0%	6,476	15.7%
$100,000 to $149,000	4,453	22.5%	2,374	11.0%	6,827	16.5%
$150,000 or more	4,244	21.5%	1198	5.6%	5,442	13.2%
Total	19,766	100.0%	21,530	100.0%	41,296	100.0%

Source: 2016-2020 ACS (5-Year Estimates).

Figure 3-2: Household Income (2010-2020)



Source: 2006-2010 and 2016-2020 ACS (5-Year Estimates).

For the purposes of the Housing Element, the State Department of Housing and Community Development (HCD) has established five income groups based on Area Median Income (AMI):[1]

- Acutely Low Income: 0-15% of AMI
- Extremely Low Income: 15-30% of AMI
- Very Low Income: 31-50% of AMI
- Low Income: 51-80% of AMI
- Moderate Income: 81- 120% AMI
- Above Moderate Income: >120% AMI

Pursuant to state and federal regulations, the Area Median Income refers to the median income for the Metropolitan Statistical Area. For the City of Salinas, this area refers to the County of Monterey. County Median Income as published by HCD must be used to establish income groups for the purpose of the Housing Element.

The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of Census data from the Census Bureau that are largely not available through standard Census products. The most recent estimates were released in 2022 using the 2015-2019 ACS. This dataset, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrates the extent of housing problems and housing needs, particularly for lower-income households. According to the CHAS data in Table 14, 55.2% of Salinas households are considered lower income, earning less than 80% of the AMI. Renter-occupied households are significantly more likely to be lower income. Nearly 71% of renters in Salinas earn less than 80% of the AMI compared to only 36% of owners.

Salinas has a larger proportion of lower income households compared to the County. Only 45.6% of households countywide are lower income, including 31.3% of owners and 60.6% of renters. More than half (54.4%) of households in Monterey County are in the moderate or above moderate-income category compared to only 44.8% in Salinas. However, Monterey County has some extremely wealthy households in the Pebble Beach, Carmel and Carmel Valley areas which would raise the countywide statistic.

[1] State income definitions are different than federal income definitions. For federal housing programs, eligibility is established for households with incomes up to only 80% of the AMI. These households, under the federal definition, are considered moderate income. For housing plans that are required by federal regulations, such as the Consolidated Plan and Analysis of Impediments to Fair Housing Choice, the federal income definitions are used.

Table 14: Distribution by Income Group (2022)

Income Group	Salinas			Monterey County		
	Owners	Renters	Total	Owners	Renters	Total
Extremely Low Income (0-30%)	7.5%	23.3%	16.2%	6.4%	18.4%	12.3%
Very Low Income (31-50%)	8.4%	20.8%	15.2%	8.8%	18.7%	13.7%
Low Income (51-80%)	20.0%	26.9%	23.8%	16.1%	23.4%	19.7%
Moderate/Above Moderate Income (>80%)	64.1%	29.1%	44.8%	68.7%	39.4%	54.4%
Total Households	18,285	22,515	40,800	64,900	62,255	127,155

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers. Furthermore, because HUD programs do not cover households with incomes above 80% of the County AMI, CHAS data does not provide any breakdown of income groups above 80 percent AMI.
Sources: HUD Comprehensive Housing Affordability Strategy (CHAS) Data (based on 2015-2019 ACS), 2022.

3.4 Housing Inventory and Market Conditions

This section describes the housing stock and market conditions in the City of Salinas. By analyzing past and current housing trends, future housing needs can be projected.

3.4.1 Housing Growth

According to the State Department of Finance (DOF), slightly more than 30% of Monterey County's housing units were located within the City of Salinas in 2010 and in 2020 (see Table 15). Between 2010 and 2020, the DOF recorded an increase in housing units in Salinas by 1.8%, as Salinas housing construction experienced a very slow recovery from the Great Recession. During the same period, the number of housing units in the neighboring jurisdictions and the also County increased. Between 2020 and 2022, the number of housing units increased by 2.4% countywide. Salinas saw the highest increase in units during this period. The number of housing units in Salinas increased from 43,411 units in 2020 to 44,749 in 2022, or 3.1%. The DOF reported a decrease in housing units between 2020 and 2022 for both Seaside and Pacific Grove, while the number of units in the City of Monterey grew by only 0.7%.

Table 15: Housing Unit Growth

City/County	# of Units (2010)	# of Units (2020)	# of Units (2022)	Percent Change (2010-2020)	Percent Change (2020-2022)
Salinas	42,647	43,411	44,749	1.8%	3.1%
Seaside	10,883	10,920	10,818	0.3%	-0.9%
Monterey	13,582	13,705	13,806	0.9%	0.7%
Pacific Grove	8,166	8,201	8,195	0.4%	-0.1%
Monterey County	139,035	141,764	145,125	2.0%	2.4%

Source: State Department of Finance (DOF) Housing Estimates, January 2010, 2020, and 2022.

3.4.2 Unit Type and Size

A. Composition of Housing Stock

Table 16 shows DOF housing estimates for Salinas from 2010 to 2022. The DOF, which records building permit data submitted by local jurisdictions, estimates that single-family detached units (54.7%) and multi-family units (36%) were the largest housing types in Salinas. From 2010 to 2022, the number of units for all housing types increased. During this period, however, the proportion of detached single-family units has decreased slightly, from 55.2% in 2010 to 54.9% in 2022. Conversely, the proportion of multi-family units increased during this period, from 35.2% in 2010 to 35.7% in 2022.

Table 16: Housing Inventory by Unit Type (2010-2022)

Housing Type	2010		2020		2022	
	Units	Percent	Units	Percent	Units	Percent
Single family, detached	23,540	55.2%	23,826	54.9%	24,479	54.7%
Single family, attached	2,731	6.4%	2,737	6.3%	2,798	6.3%
Multi-family	15,029	35.2%	15,497	35.7%	16,091	36.0%
Mobile homes/Other	1,351	3.2%	1,351	3.1%	1,381	3.1%
Total Housing Units	42,651	100.0%	43,411	100.0%	44,749	100.0%

Source: DOF, City/County Population and Housing Estimates, 2010-2022.

Owner-occupied housing units were predominately single-family detached, comprising 87.1% of all owner-occupied units (Table 17). Most renter-occupied units were multi-family (five or more units in the complex) with 44.2% of total renter-occupied units. Only 2.5% of owners live in multi-family housing units. Similarly, only 30.3% of renters reside in single family detached units.

Table 17: Unit Type by Tenure (2016-2020)

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	Percent	Units	Percent	Units	Percent
Single family, detached	17,213	87.1%	6,513	30.3%	23,726	57.5%
Single family, attached	857	4.3%	1,813	8.4%	2,670	6.5%
Multi-family (2-4 units)	354	1.8%	3174	14.7%	3,528	8.5%
Multi-family (5+ units)	132	0.7%	9,526	44.2%	9,658	23.4%
Mobile Homes/Other	1,210	6.1%	504	2.3%	1,714	4.2%
Total	19,766	100.0%	21,530	100.0%	41,296	100.0%

Source: 2016-2020 ACS (5-Year Estimates).

According to 2016-2020 ACS estimates, most occupied units are two- and three-bedroom units (Table 18). Approximately 28.4% of occupied units have two bedrooms and 37.5% have three bedrooms. The largest share of renter-occupied units are two-bedroom units (41%) while the largest share of owner-occupied units are three-bedroom units (51.1%). A larger proportion of owner-occupied units have four or more bedrooms (31.9%) compared to renter-occupied units (8.5%). A quarter of renter-occupied units are three-bedroom units and 21.4% are one-bedroom units.

Table 18: Unit Size by Tenure (2020)

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	Percent	Units	Percent	Units	Percent
Studio/No bedroom	315	1.6%	869	4.0%	1,184	2.9%
1 bedroom	157	0.8%	4,609	21.4%	4,766	11.5%
2 bedrooms	2,893	14.6%	8,834	41.0%	11727	28.4%
3 bedrooms	10,097	51.1%	5,384	25.0%	15481	37.5%
4 bedrooms	5,276	26.7%	1,634	7.6%	6910	16.7%
5 or more bedrooms	1,028	5.2%	200	0.9%	1228	3.0%
Total	19,766	100.0%	21,530	100.0%	41,296	100.0%

Source: 2016-2020 ACS (5-Year Estimates).

B. Vacancy Rates

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair. Vacancy rates are generally higher among rental properties, as rental units have greater attrition than owner-occupied units. A healthy vacancy rate — one which permits sufficient choice and mobility among a variety of housing units —is considered 2% to 3% for ownership units and 5% to 6% for rental units.[2] In 2010, the vacancy rate in Salinas was 6.6% (Table 19). Since the 2006-2010 ACS, the vacancy rate has decreased for both for-sale and rental housing. Overall, the 2016-2020 ACS reported a vacancy rate of 3.2%, including vacancy rates of 0.9% for for-sale housing and 1.8% for for-rent housing. Other units were vacant due to foreclosures, seasonal occupancy, or other reasons. The real vacancy rate for the City is within the lower ranges, indicating more limited housing options and mobility for residents.

[2] The Association of Monterey Bay Area of Governments (AMBAG) in developing the Regional Housing Needs Allocation (RHNA) for this Housing Element considered a vacancy rate for a healthy rental housing market to be no less than 5%.

Table 19: Occupancy Status (2010-2020)

Occupancy Status	2010		2020	
	Units	Percent	Units	Percent
Occupied Housing Units	41,009	93.4%	41,296	96.8%
Vacant Housing Units	2,880	6.6%	1,379	3.2%
For-Sale	---	2.5%	---	0.9%
For-Rent	---	5.8%	---	1.8%
Total Housing Units	43,889	100.0%	42,675	100.0%

Source: 2006-2010 and 2016-2020 ACS (5-Year Estimates).

3.4.3 Housing Conditions

A. Age of Housing Stock

The age of a housing unit is often an indicator of housing conditions. In general, housing that is 30 years or older may exhibit a need for repairs based on the useful life of materials. Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs.

The ACS provides data on the age of housing stock by tenure. Nearly 72% of owner-occupied units in the City were built before 1990 including 44.2% built before 1970. Of the renter-occupied units, 74.3% were built before 1990 and 37.8% were built before 1970. Table 20 provides a summary of the age of the City's housing stock by tenure. Based on the age alone, a significant portion of the housing stock may require rehabilitation work in the upcoming decade. Only 27% of the housing stock citywide was built in 1990 or later.

Table 20: Tenure by Age of Housing Stock – Occupied Units (2020)

Year Built	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	Percent	Units	Percent	Units	Percent
2010 or later	123	0.6%	682	3.2%	805	1.9%
2000 – 2009	2,130	10.8%	1,785	8.3%	3,915	9.5%
1990 - 1999	3,362	17.0%	3,056	14.2%	6,418	15.5%
1980 - 1989	2,196	11.1%	3,672	17.1%	5,868	14.2%
1970 - 1979	3,228	16.3%	4,195	19.5%	7,423	18.0%
1960 - 1969	3,242	16.4%	2,776	12.9%	6,018	14.6%
1950 - 1959	2,645	13.4%	2,609	12.1%	5,254	12.7%
1940 - 1949	1,508	7.6%	1,777	8.3%	3,285	8.0%
1939 or earlier	1332	6.7%	978	4.5%	2,310	5.6%
Total	19,766	100.0%	21,530	100.0%	41,296	100.0%

Note: The data are from the ACS and therefore, is based on a sample of units and extrapolated to represent the entire housing stock. This table is intended only to provide a general picture of age and tenure of the housing stock.
Source: 2016-2020 ACS (5-Year Estimates).

B. Housing Conditions

Given the age of the housing stock in the City, the number of substandard housing units is moderate. Housing is subject to gradual deterioration over time, and therefore housing age can indicate general

housing conditions within a community. a majority of the housing stock in Salinas was constructed prior to 1980. According to the City's 2020-2024 Consolidated Plan, approximately 59% of owner-occupied housing and 58% of renter-occupied housing in the City is over 40 years old (built before 1980). Approximately 11% of housing units are 70 years of age or older (built before 1950), generally considered the useful life of a building. The age of the City's housing stock suggests that a high portion of the housing stock may need significant improvements and rehabilitation. Based on the age of the housing stock, the City estimates that approximately 16,867 housing units or 40.8% of the entire housing stock are older than 50 years and may need major repairs.

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions defined in Section 1001 of the Uniform Housing Code. Households living in substandard conditions need housing assistance, even if they are not seeking alternative housing arrangements, due to the threat to health and safety.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. According to the 2016-2020 ACS, 72 occupied units in Salinas lacked complete plumbing facilities, representing 0.2% of occupied housing units citywide (Table 21). Specifically, 21 of the units were owner-occupied and 51 of the units were renter-occupied. Of all occupied units, 235 lacked complete kitchen facilities, representing 0.6% of all occupied housing units. Unlike plumbing facilities, lack of complete kitchen facilities is more common amongst owner-occupied units. Approximately 0.7% of owner-occupied units, or 143 total units, lack complete kitchen facilities compared to only 0.4% of renter-occupied units, or 92 total units. It should be noted that there may be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities. For comparison, 0.3% of occupied units countywide lack complete plumbing facilities and 0.5% lack complete kitchen facilities. Lack of complete kitchen facilities is less common in Salinas and Monterey County than in the State, where 1.2% of occupied housing units lack complete kitchen facilities. The rate of units lacking complete plumbing facilities in California, 0.4%, is comparable to the rate in the City and County.

Table 21: Units Lacking Plumbing or Complete Kitchen Facilities (2020)

	Owner-Occupied		Renter-Occupied		Total	
	Units	Percent	Units	Percent	Units	Percent
Lacking plumbing facilities	21	0.1%	51	0.2%	72	0.2%
Lacking complete kitchen facilities	143	0.7%	92	0.4%	235	0.6%

Source: 2016-2020 ACS (5-Year Estimates).

In reviewing the above data, it is important to note that the Census may undercount makeshift housing units (such as converted garages). Undocumented Salinas residents, who are more prone to living in substandard housing, are also less likely to respond to Census inquiries. The Census also does not account for other, more subtle housing problems, such as inadequate wiring, leaks, or inadequate or lack of heating.

According to the 2022 Monterey Homeless Count and Survey Comprehensive Report, there are 1,065 persons experiencing homelessness in Salinas, only 288 of which are sheltered (residing in emergency shelters or transitional housing). As part of the 2022 Homeless Count, a survey was administered to 287 persons experiencing homelessness throughout Monterey County. Of the individuals surveyed, 62% reported living outdoors, either on the streets, in parks, or in encampment areas. Tracts encompassing the

Chinatown, Alisal, and Downtown neighborhoods have the highest concentration of persons experiencing homelessness. Large encampment areas in Salinas are located in Chinatown and along the Union Pacific railroad tracks that traverse the Citye.

C. Code Enforcement Activities

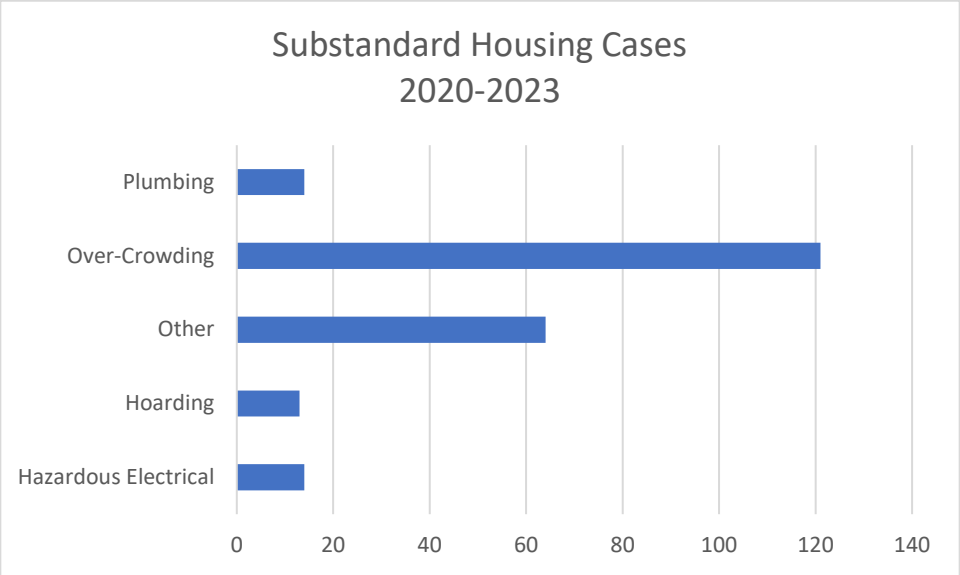
The City provides Code Enforcement services throughout the City solely on a complaint basis. A complaint-based system may result in underreporting of code compliance issues, particularly of rental housing stock. Often tenants fear retaliation from the landlords and are therefore less willing to report an issue. Language barrier may be another obstacle for reporting code compliance issues. In April of 2023, the City approved establishing a Rental Registry Program and increasing Fair Housing Counseling services. It is believed that the registry and enhanced fair housing counseling will help identify substandard housing conditions by giving renters a venue to report issues. Based on current Code Enforcement statistics, the 93905 Zip Code, Council Districts 2 and 4, have highest number of cases (Figure 3-3). The Alisal neighborhood is divided among three Council Districts – District 1, 2, and 4. A map illustrating the Council Districts is shown in Figure 3-4.

Most of the cases opened were related to neighborhood maintenance issues. Most typical housing condition issues concerned illegal occupancy, primarily related to garage and garden shed conversions and recreational vehicles illegally connected to the City's sewer system. Additional issues include plumbing problems, overcrowding, and electrical hazards. These housing arrangements represent some of the City's most substandard housing conditions.

Housings conditions, particularly for low-income renters, are a significant concern in the community, which led to the creation of the Residential Rental Registration Ordinance, adopted in April, 2023. To keep community stakeholders at the center of the development of this Ordinance, the City formed a Community Advisory Committee (TAC) comprised of community advocates, housing developers, property managers, and private sector professional organization representatives to assist in formulating an equitable, acceptable Residential Rental Registration Program. Staff envision the Residential Rental Registration serving initially as a database that the City would use to collect and track rental data on units, including affordable units, and to disseminate information and expand tenant/landlord services. However, the utility of the Residential Rental Registration could be expanded over time to incorporate additional monitoring, compliance, and enforcement activities as new programs are established and linked to it.

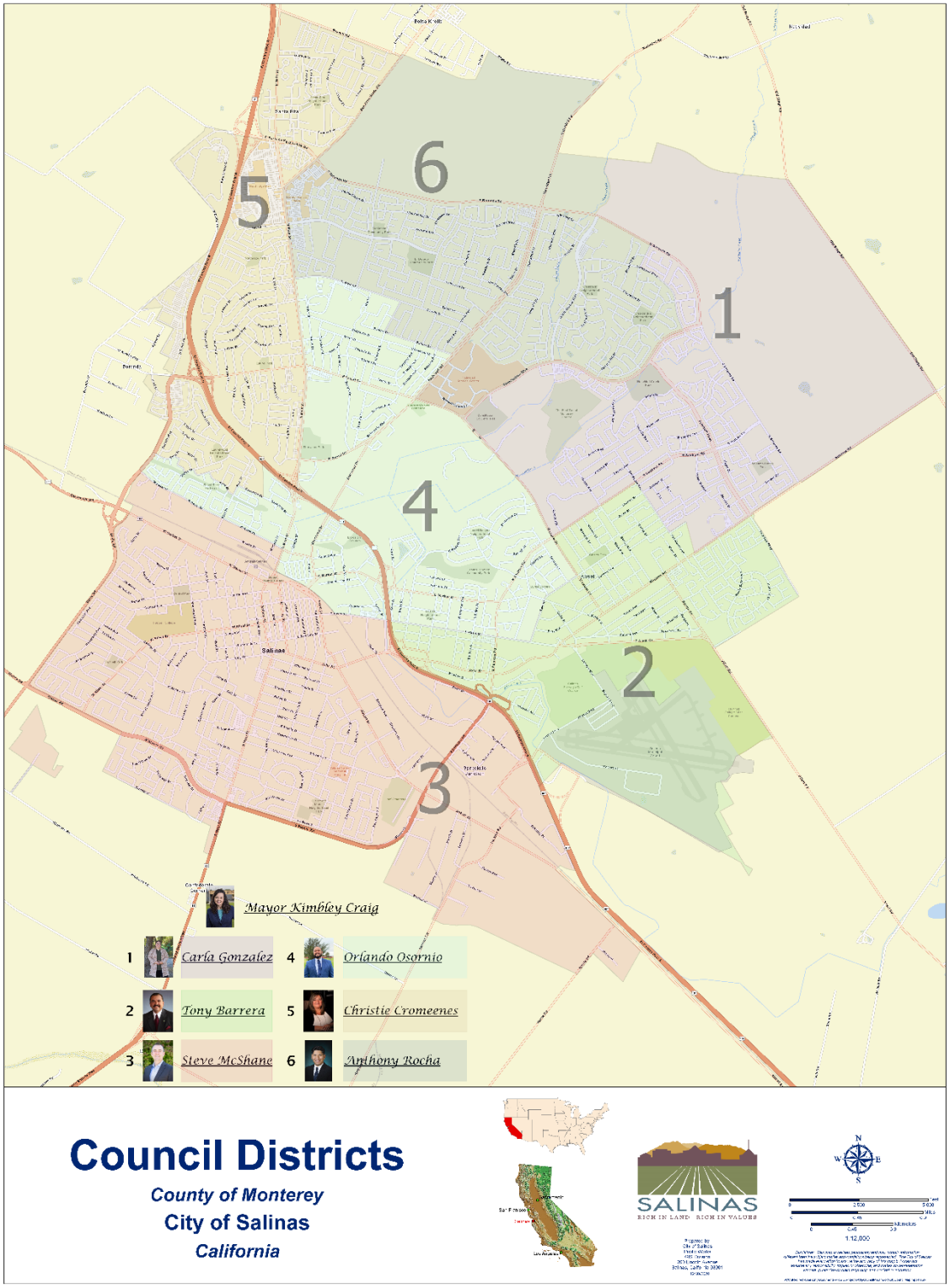
With this program, the City intends to facilitate abatement of on-going nuisances and increase compliance with State and local laws related to rental properties to ensure rental housing is maintained and meets minimum building, housing, fire, and nuisance standards and is safe to occupy. The Residential Rental Registration Program is intended to preserve and enhance the quality of life for residents living in rental housing, as well as the neighborhoods in which they reside. See Program 8 in Chapter 6 for implementation information.

Figure 3-3: Substandard Housing Code Enforcement Cases



Source: City of Salinas, 2023

Figure 3-4: City Council Districts



D. Housing Prices and Rents

Table 22 displays median home prices for Salinas and neighboring jurisdictions within Monterey County. In 2022, the median sales price for homes in Salinas was $661,500, a decrease of 2.7% from 2021. As of 2022, the price of for-sale housing in Salinas is significantly lower than in areas on the Monterey peninsula but only slightly lower than the County as a whole. While Monterey County and the cities of Marina, Carmel, and Monterey saw median price increases ranging from 4.9% to 24.2% between 2021 and 2022, median prices in Salinas (-2.7%), Pacific Cove (-14.3%), and Seaside (-3.4%) decreased during this period.

Every year, the National Association of Home Builders (NAHB) tracks the ability of households to afford a home in metropolitan areas across the country. NAHB develops a Housing Opportunity Index (HOI) for a given area that is defined as the share of homes sold in that area that would have been affordable to a family earning that area's median income. Seventeen of the twenty least affordable metro areas in 2022 were located in California. The Salinas Metropolitan Statistical Area (MSA) ranked as the third least affordable region in the United States in 2022. In the thrid quarter of 2022, only 5.9% of the homes sold in the Salinas MSA were affordable to a family earning the area's median income.[3] The City of Salinas itself also ranked as the third worst place in the country for first-time homebuyers amongst midsize cities and 24th worst amongst all cities.[4] The study compared 300 U.S. cities varying in size to determine which were most and least attractive to first-time home buyers using metrics related to affordability, real-estate market, and quality of life.

Table 22: Median Home Prices (2021-2022)

Jurisdiction	# Sold	Median Price (2022)	Median Price (2021)	% Change 2013-2014
Salinas	83	$661,500	$680,000	-2.7%
Marina	31	$960,000	$810,000	18.5%
Carmel	26	$2,050,000	$1,650,000	24.2%
Monterey	16	$997,500	$917,000	8.8%
Pacific Grove	23	$1,285,000	$1,500,000	-14.3%
Seaside	21	$777,500	$805,000	-3.4%
Monterey County	269	$810,000	$772,500	4.9%

Source: CoreLogic, California Home Sale Activity by City, August 2022.

Information on current rental rates in the City was obtained through a review of advertisements on Zillow in November 2022. Available rental housing ranged from single room studios to five-bedroom units. The majority of available units in the City were one- and two-bedroom apartment units and three-bedroom single-family homes. **Error! Reference source not found.** summarizes average apartment rents by unit

[3] National Association of Home Builders, The NAHB/Wells Fargo Housing Opportunity Index: Complete Listing by Affordability Rank (3rd Quarter, 2022).

[4] Best and Worst Cities for First-Time Home Buyers, July 2021. WalletHub.com. WalletHub compared 300 U.S. cities of varying sizes to determine the ones that are most and least attractive to first-time home buyers using 22 key indicators of market attractiveness, affordability, and quality of life. Midsize cities are considered cities with populations ranging from 150,000 to 300,000 people.

size. Overall, 62 units of varying sizes were listed as available for rent in November 2022 with an average rent of $2,564.

Table 23: Average Rent by Unit Size (2022)

	Studio	1-BR	2-BR	3-BR	4+ BR
Zillow Listings	$1,542	$1,888	$2,619	$3,482	$5,248

Note: There were a total of 62 listings on Zillow as of November 15, 2022; five studio units, 21 one-bedroom units, 20 two-bedroom units, 14 three-bedroom units, one four-bedroom unit, and one five-bedroom unit.
Source: Zillow.com, accessed November 2022; Zumper.com Rent Research – Salinas, CA, updated November 2022.

E. Affordability Gap Analysis

The costs of homeownership and renting can be compared to a household's ability to pay for housing to determine affordability in a community. Housing affordability is defined as paying no more than 30% of the gross household income on housing expenses. Table 24 summarizes affordable rents and purchase prices by income category based on the 2022 HCD median income of $90,100 for Monterey County.[5] General cost assumptions for utilities, taxes, and property insurance are also shown. Affordable purchase price assumes a 3% interest rate with a 30-year fixed rate mortgage loan and a 10% down payment. Given the high costs of homeownership, lower income households are usually confined to rental housing, but the affordability problem also persists in the rental market. The situation is exacerbated for large households with lower and moderate incomes given the limited supply of large units, and for seniors with fixed incomes. When the housing market is tight, with high demand, low vacancies, and rising costs, the potential for discriminatory housing practices also increases.

Based on median for-sale home prices in the City, shown in Table 22 above, homes are not affordable to households of any affordable income category or size in Salinas. Similarly, average rental prices in Salinas, presented in Table 23 above, are also not affordable to most Salinas households. Based on these rental price averages, rental homes are only affordable to households in the moderate-income category, earning 100% to 120% of the AMI.

[5] State and federal income limits differ. For the Housing Element, State income limits are used, which are usually higher than the federal levels used in the City's Consolidated Plan and other related documents.

Table 24: Housing Affordability Matrix - Monterey County (2022)

Income	Annual Income	Affordable Monthly Housing Costs	Utilities	Taxes, Insurance, and HOA	Maximum Affordable Price	
					Rent	Own
Extremely Low Income (0-30% AMI)						
1-Person	$23,900	$598	$208	$209	$390	$27,244
2-Person	$27,300	$683	$223	$239	$459	$36,007
3-Person	$30,700	$768	$274	$269	$494	$33,964
4-Person	$34,100	$853	$341	$298	$512	$25,509
5-Person	$36,850	$921	$413	$322	$508	$17,608
Very Low Income (30-50% AMI)						
1-Person	$39,800	$995	$208	$348	$787	$95,337
2-Person	$45,500	$1,138	$223	$398	$914	$113,950
3-Person	$51,200	$1,280	$274	$448	$1,006	$121,757
4-Person	$56,850	$1,421	$341	$497	$1,080	$122,938
5-Person	$61,400	$1,535	$413	$537	$1,122	$122,746
Low Income (50-80% AMI)						
1-Person	$63,700	$1,593	$208	$557	$1,385	$197,691
2-Person	$72,800	$1,820	$223	$637	$1,597	$230,864
3-Person	$81,900	$2,048	$274	$717	$1,774	$253,233
4-Person	$91,000	$2,275	$341	$796	$1,934	$269,188
5-Person	$98,300	$2,458	$413	$860	$2,045	$280,773
Median Income (80-100% AMI)						
1-Person	$63,050	$1,576	$208	$552	$1,368	$194,907
2-Person	$72,100	$1,803	$223	$631	$1,579	$227,867
3-Person	$81,100	$2,028	$274	$710	$1,754	$249,807
4-Person	$90,100	$2,253	$341	$788	$1,912	$265,334
5-Person	$97,300	$2,433	$413	$851	$2,020	$276,490
Moderate Income (100-1200% AMI)						
1-Person	$75,650	$1,891	$208	$662	$1,683	$248,868
2-Person	$86,500	$2,163	$223	$757	$1,939	$289,536
3-Person	$97,300	$2,433	$274	$851	$2,159	$319,184
4-Person	$108,100	$2,703	$341	$946	$2,362	$342,420
5-Person	$116,750	$2,919	$413	$1,022	$2,506	$359,787

Assumptions: *2022 HCD income limits; affordable housing costs 30% of household income; Monterey County utility allowances; 35% of monthly affordable cost for taxes, insurance, PMI, and HOA; 10% down payment; and 3% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.*

Note: *Income limits and maximum affordable price do not follow an increasing trend due to the State Hold Harmless (HH) Policy. This policy holds State Income Limits harmless from any decreases in household income category and median income levels that HUD began applying to its Section 8 Income Limits beginning 2010 after eliminating its longstanding Hold Harmless Policy. The State HH Policy is in place to ensure lower income households do not fall out income categories where assistance is available.*

Sources:

State Department of Housing and Community Development 2022 Income Limits.
Housing Authority of the County of Monterey, Utility Allowances, 2021.
Veronica Tam and Associates, 2022.

3.5 Housing Needs

This section provides an overview of existing housing needs in Salinas. It focuses on four categories:

- Housing need resulting from housing cost burden;
- Housing need resulting from overcrowding;
- Housing need resulting from population growth and demolition of the existing housing stock; and,
- Housing needs of special needs groups such as elderly persons, large households, persons with disabilities, female-headed households, homeless persons, and farmworkers.

3.5.1 Housing Cost Burden

Housing cost burden is generally defined as households paying more than 30% of their gross income on housing related expenses, including rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in payment problems, deferred maintenance or overcrowding.

This section uses data from the 2022 Comprehensive Housing Affordability Strategy (CHAS) published by HUD based on the 2015-2019 American Community Survey (ACS). The CHAS provides information related to households with housing problems, including cost burden, overcrowding and/or without complete kitchen facilities and plumbing systems. The most recent estimates are derived from the 2015-2019 ACS and are mostly comprised of a variety of housing need variables split by HUD-defined income limits and HUD-specified housing types.

As shown in Table 25, a significant portion of households were experiencing overpayment or had a cost burden greater than 30%. Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities. Among renters, 54% of households paid more than 30% of income towards housing costs. About 26% of renters paid more than 50% of their income towards housing costs or are severely cost burdened. Cost burden rates were also high among Salinas homeowners. A significantly smaller proportion of owner-occupied households are cost burdened compared to renters. Only 31.4% of owners are cost burdened including 11.9% who are severely cost burdened. Cost burden is more prevalent amongst lower income households. Nearly 59% of owner-occupied lower income households and 72% of renter-occupied lower income households spent more than 30% of their household income on housing.

Cost burden is slightly more prevalent in Salinas compared to Monterey County. According to 2022 HUD CHAS data, 40.3% of households are cost burdened and 17.9% of households are severely cost burdened countywide. In Monterey County, 30.3% of owners and 50.7% of renters are cost burdened, a smaller proportion than in Salinas. However, Salinas has a marginally smaller population of severely cost burdened owners compared to the County. In general, rates of cost burden in the City and the County are comparable.

Table 26 provides further details of housing cost burden by income and household type. Certain housing problems may be more common amongst certain household types. Elderly households may be more prone

to cost burdened due to fixed incomes. Similarly, large households are more likely to experience overcrowding. Lack of complete plumbing or kitchen facilities, overcrowding, and cost burden are considered housing problems according to HUD. As presented in **Error! Reference source not found.**, lower income households, specifically lower income renters, are more likely to experience housing problems such as cost burden. Further, large lower income households have significantly higher rates of housing problems compared to large moderate- and above-income households; 100% of extremely low-income renters experience one or more housing problem. Elderly households and small households follow a similar trend, where lower income households are more prone to housing problems and cost burden.

Table 25:Salinas Housing Cost Burden by Tenure (2022)

Household	Cost Burden (30%+)	Severe Cost Burden (50%+)	Total Households
Lower Income (<80% AMI)			
Owner-Occupied	58.6%	30.0%	6,560
Renter-Occupied	72.1%	36.1%	15,965
All Households	68.2%	34.4%	22,525
All Salinas Households			
Owner-Occupied	31.4%	11.9%	18,285
Renter-Occupied	54.0%	25.7%	22,515
All Households	43.9%	19.5%	40,800

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data (based on 2015-2019 ACS), 2022.

Table 26: Housing Assistance Needs of Lower Income Households (2022)

Household by Type, Income & Housing Problem	Renters				Owners				Total Households
	Elderly HH	Small HH	Large HH	Total Renters	Elderly HH	Small HH	Large HH	Total Owners	
Ext. Low Income (0-30% MFI)	**1,280**	**2,125**	**1,080**	**5,235**	**675**	**355**	**165**	**1,370**	**6,605**
with any housing problems	68.8%	92.9%	100.0%	87.5%	68.9%	85.9%	78.8%	75.2%	84.9%
with cost burden > 30%	55.8%	92.9%	91.7%	85.8%	68.1%	81.7%	78.8%	74.1%	83.3%
with cost burden > 50%	36.7%	77.4%	74.1%	68.1%	57.8%	59.2%	78.8%	62.0%	66.8%
Very Low Income (31-50% MFI)	**520**	**2,195**	**1,155**	**4,675**	**620**	**525**	**315**	**1,540**	**6,215**
with any housing problems	67.3%	91.3%	99.1%	90.9%	65.3%	64.8%	92.1%	70.5%	85.8%
with cost burden > 30%	60.6%	85.0%	87.9%	83.6%	67.7%	65.7%	82.5%	67.2%	79.6%
with cost burden > 50%	29.8%	39.9%	25.1%	39.8%	37.1%	38.1%	61.9%	40.3%	39.9%
Low Income (51-80% MFI)	**310**	**3,290**	**1,660**	**6,055**	**960**	**1,565**	**905**	**3,650**	**9,705**
with any housing problems	71.0%	65.7%	90.1%	71.9%	34.4%	58.5%	76.2%	57.4%	66.5%
with cost burden > 30%	64.2%	56.2%	37.0%	51.3%	34.4%	56.5%	45.9%	49.2%	50.5%
with cost burden > 50%	28.7%	6.1%	0.6%	5.7%	10.4%	19.2%	5.5%	13.7%	8.7%
Moderate/Above Moderate Income (81%+ MFI)	**665**	**3,560**	**1,245**	**6,550**	**2,600**	**5,335**	**2,880**	**11,725**	**18,275**
with any housing problems	16.5%	17.0%	65.9%	26.5%	12.7%	22.7%	40.5%	25.0%	25.6%
with cost burden > 30%	14.3%	8.4%	7.2%	10.1%	12.5%	20.7%	9.4%	16.2%	14.0%
with cost burden > 50%	1.5%	0.0%	0.0%	0.2%	2.1%	1.9%	0.3%	1.8%	1.3%
Total Households	**2,775**	**11,170**	**5,140**	**22,515**	**4,855**	**7,780**	**4,265**	**18,285**	**40,800**
with any housing problems	56.2%	60.4%	88.3%	66.3%	31.5%	35.6%	53.3%	39.1%	54.1%
with cost burden > 30%	47.7%	53.6%	52.7%	54.0%	31.6%	33.7%	25.2%	31.4%	43.9%
with cost burden > 50%	26.1%	24.4%	21.4%	25.7%	16.0%	10.4%	9.0%	11.9%	19.5%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) (based on 2015-2019 ACS), 2022.
Notes: (1) HUD CHAS (Comprehensive Housing Affordability Strategy) data is based on tabulations from the American Community Survey (ACS) and has a smaller sample size than the Decennial Census. Due to the smaller sample size, the data presented may have significant margins of error, particularly for smaller geographies. The intent of the data is to show general proportions of household need, not exact numbers. (2) Elderly households include elderly families (two persons, either or both aged 62 or older) and elderly non-families.

3.5.2 Overcrowding

Some households may not be able to accommodate high-cost burdens for housing but may instead accept smaller housing or reside with other individuals or families in the same home. Household overcrowding is reflective of various living situations: (1) a family lives in a home that is too small; (2) a family chooses to house extended family members; or (3) unrelated individuals or families are doubling up to afford housing. However, cultural differences also contribute to the overcrowded conditions. Some cultures tend to have larger household size than others due to the preference of sharing living quarters with extended family members as a way of preventing homelessness among family members. Overcrowding can strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes.

Approximately 20% of all households in Salinas are overcrowded, including 5.3% as severely overcrowded. Overcrowding is significantly more prevalent among renter-households than owner-households (Table 27). Close to 28% of renters in Salinas are overcrowded compared to only 11% of owners. Overcrowding is also more prevalent in Salinas compared to the County as a whole.

When compared to overcrowding data from 2009-2013, it is clear overcrowding is increasing slightly in both Salinas and Monterey County, with renters more acutely affected.

Table 27: Overcrowding by Tenure

Jurisdiction	Overcrowded (1+ occupants per room)			Severely Overcrowded (1.5+ occupants per room)		
	Renter	Owner	Total	Renter	Owner	Total
Salinas (2016-2022)	27.6%	11.0%	19.7%	7.8%	2.6%	5.3%
Salinas (2009-2013)	23.5%	9.6%	17.5%	7.2%	2.4%	5.1%
Monterey County (2016-2022)	20.6%	7.1%	13.6%	8.1%	1.7%	4.8%
Monterey County (2009-2013)	18.1%	6.2%	12.2%	6.0%	1.6%	3.8%

Source: 2016-2020 ACS (5-Year Estimates).

3.5.3 Housing Growth Need – 2023-2031

The State of California determines the housing need for the three counties that make up the AMBAG region: Monterey, Santa Cruz and San Benito. AMBAG is responsible for allocating housing needs to each jurisdiction in its region. A local jurisdiction's share of regional housing need is the number of additional housing units needed to accommodate the forecasted growth in the number of households, to replace expected demolitions and conversion of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The allocation is divided into the four income categories: Very Low, Low, Moderate, and Above Moderate. The allocation is further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. Table 28 shows the Regional Housing Needs Allocation for the City of Salinas as determined by AMBAG.

Table 28: Salinas Regional Housing Needs Allocation (2023-2031)

	Total Construction Need[2]	Extremely Low Income[1]	Very Low Income	Low Income	Moderate Income	Above-Moderate Income
Number of Housing Units	6,674	460	460	600	1,692	3,462

Note 1: The City's RHNA allocation for very low-income units is 920 units; this allocation is evenly split between extremely low and very low income groups.
Source: 2023-2031 Regional Housing Needs Allocation (RHNA) Plan, AMBAG, 2022.

3.5.4 Special Needs Groups

Certain households, because of their special characteristics and needs, may require special accommodations, and may have difficulty finding housing due to special needs. Special needs groups include seniors, persons with disabilities, families with children, single-parent households, large households, homeless persons, and persons at-risk of homelessness, and farm workers.

F. Seniors

Seniors (persons aged 65 and above) are gradually becoming a more substantial segment of a community's population. Americans are living longer and having fuller lives than ever before in our history and are expected to continue to do so. Elderly households are vulnerable to housing problems due to limited income, prevalence of physical or mental disabilities, limited mobility, and high health care costs. The elderly, particularly those with disabilities, may face increased difficulty in finding housing accommodations. A senior on a fixed income can face great difficulty finding safe and affordable housing. Subsidized housing and federal housing assistance programs are increasingly challenging to secure and often involve a long waiting list.

According to the 2006-2010 ACS, 7.8% of all residents in Salinas were ages 65 and over (Table 29). Per recent 2016-2020 ACS data, 9.2% of Salinas residents are aged 65 or older, a 27.5% increase since the 2006-2010 ACS. Approximately 33% of the City's households have a member aged 60 or older and 7.1% are seniors aged 65 or older living alone. According to 2016-2020 ACS estimates, 12.5% of elderly residents aged 65 and older are below the poverty level. As presented in Table 29, 39.1% of seniors experience one or more disabilities. The number of seniors with disabilities has increased 55.9% since the 2010 ACS. Ambulatory difficulties and independent living difficulties are the most common disability types amongst senior residents. Disability status and characteristics are further described in Section G, *Persons with Disabilities*, below.

Table 29: Elderly Population and Disability Status (2010-2020)

	2010		2020		Percent Change (2010-2020)
	Persons	Percent	Persons	Percent	
Population Aged 65+	**11,317**	**7.8%**	**14,430**	**9.2%**	**27.5%**
With any disability	**3,512**	**35.5%**	**5,476**	**39.1%**	**55.9%**
With a hearing difficulty	1,548	15.7%	1,888	13.5%	22.0%
With a vision difficulty	808	8.2%	922	6.6%	14.1%
With a cognitive difficulty	1,373	13.9%	1,595	11.4%	16.2%
With an ambulatory difficulty	2,754	27.9%	3,357	23.9%	21.9%
With a self-care difficulty	1,131	11.4%	1,751	12.5%	54.8%
With an independent living difficulty	2,025	20.5%	2,264	16.1%	11.8%

Note: 2010 disability status data uses the 2010 ACS, 1-Year Estimates. 5-Year Estimates are not available for this dataset
Source: 2006-2010 and 2016-2020 ACS (5-Year Estimates); 2010 ACS (1-Year Estimates).

As indicated in Table 30, the 2016-2020 ACS estimates that the median household income for households with a householder aged 65 years or older is $51,702. Senior-headed households have the lowest median income compared to householders of all other age groups. The median household income is only 76% of the citywide median household income. However, the median income for senior-headed households has increased the most significantly since the 2006-2010 ACS compared to other age groups and the citywide average. According to the 2022 CHAS data presented in Table 26, only 47.7% of elderly renters and 31.6% of elderly owners experience cost burden. Comparatively, 54% of renters and 31.4% of owners citywide are cost burdened. For all income levels, elderly households are cost burdened at a lower or comparable rate to the citywide average of the respective income category. Despite this, elderly households are often on fixed incomes and may need financial assistance in making necessary repairs or accessibility improvements.

Householders by tenure and age are presented in Table 31. As of 2020, 27.5% of owners and 10.9% of renters in Salinas have householders aged 65 and over. Approximately 19% of all households citywide are senior-headed households. In comparison, only 15.2% of households during the 2006-2010 ACS were senior headed. The number of senior-headed households in Salinas increased nearly 25% during this period.

Table 30: Median Household Income for by Age of Householder (2010-2020)

Householder Age	2010	2020	Percent Change (2010-2020)
15 to 24 years	$40,634	$59,263	45.8%
25 to 44 years	$49,433	$63,567	28.6%
45 to 64 years	$61,083	$85,270	39.6%
65 years and over	$31,517	$51,702	64.0%
All Households	**$50,808**	**$67,914**	**33.7%**

Source: 2006-2010 and 2016-2020 ACS (5-Year Estimates).

Table 31: Householders by Tenure and Age (2010-2020)

Householder Age	2010				2020			
	Owner-Occupied	%	Renter-Occupied	%	Owner-Occupied	%	Renter-Occupied	%
15-34 years	2411	12.4%	8,864	41.1%	1911	9.7%	6,465	30.0%
35-64 years	12,734	65.4%	10,827	50.2%	12,423	62.9%	12,708	59.0%
65+ years	4,336	22.3%	1,898	8.8%	5,432	27.5%	2,357	10.9%
Total	19,481	100.0%	21,589	100.0%	19,766	100.0%	21,530	100.0%

Source: 2006-2010 and 2016-2020 ACS (5-Year Estimates).

Resources for Seniors

The Monterey County Area Agency on Aging (AAA) is a planning, advocacy, and grant making entity. The AAA's role in direct service provision is limited to the Information & Assistance (I&A) Program in partnership with the County Department of Social Services. Funding constraints and costs of doing business impacted the AAA's capacity to continue as a provider of case management services. With a focus upon system planning, advocacy, and grant making, the AAA uses its resources and expertise to strengthen the capacity of community-based service providers in fulfilling the public's increased requests for services. As an administrative entity, the AAA is positioned to track service trends and policy developments; lead efforts in community services planning; and assist with fund development activities.

The Alliance on Aging also serves seniors in Monterey County. Alliance on Aging programs include Medicare counseling and education (HICAP), peer counseling, nursing home information and advocacy, tax counseling for the elderly, benefits checkup, and a monthly senior outreach luncheon held in Salinas. Alliance on Aging staff and volunteers provide direct services, information and education to seniors, adult children, caregivers, and "baby boomers" approaching and preparing for their senior years. The Alliance on Aging's administrative and program offices are in Salinas and a representative visits the City's Firehouse Recreation Center at least twice a month.

The City of Salinas' senior programs, most offered at the Firehouse Recreation Center, include senior nutrition, leisure activities, education classes, social services, senior/adult trips, and volunteer opportunities. The Firehouse Senior Program works closely with several local non-profit agencies to provide services to its seniors such as Legal Services for Seniors. The Salinas Senior Center is a nonprofit organization, not a physical operating center, but it is working to raise funds to build a one-stop multi-service center for seniors and family caregivers in the City.

There are 650 rental units in eight rental properties in Salinas that are restricted for those age 55 or 62 and older, with renter qualifications not to exceed anywhere from 50% to 80% of median income. In addition to the senior housing developments above, seniors in the City are also served by 18 State-licensed residential care facilities for the elderly with a capacity to serve 454 people, 21 adult residential facilities with a capacity to serve 207 people, and five adult day care facilities with a capacity to serve 381 people.

Table 32: Senior Housing Developments

Name	Address	Affordable Units
Dai Ichi Village Apartments	34 Rossi Street	11
Gateway Apartments	25 Lincoln Avenue	51
La Gloria Apartments	539 E. Market Street	22
Los Abuelitos	528 East Market Street	12
Montecito (Salinas) Senior Apartments	1598 Mesquite Drive	132
Parkside Apartments	1112 Parkside Street	80
Regency Court Senior Apartments	472 Regency Circle	119
Sherwood Village Senior Apartments	808 N. Main Street	124
Steinbeck Commons Apartments	10 Lincoln Avenue	99
Total		650

Source: City of Salinas, 2023

G. *Persons with Disabilities*

Federal nondiscrimination laws define a person with a disability to include "any (1) individual with a physical or mental impairment that substantially limits one or more major life activities; (2) individual with a record of such impairment; or (3) individual who is regarded as having such an impairment." In general, a physical or mental impairment includes, but is not limited to, examples of conditions such as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, Human Immunodeficiency Virus (HIV), developmental disabilities, mental illness, drug addiction, and alcoholism. Some impairments are readily observable, while others may be invisible. Observable impairments may include, but are not limited to, blindness or low vision, deafness or being hard of hearing, mobility limitations, and other types of impairments with observable symptoms or effects, such as intellectual impairments (including some types of autism), neurological impairments (e.g., stroke, Parkinson's disease, cerebral palsy, epilepsy, or brain injury), mental illness, or other diseases or conditions that affect major life activities or bodily functions. Major life activities include activities important to daily life such as walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.[6]

The U.S. Census Bureau classifies disabilities into the following categories:

- **Hearing difficulty**: Deaf or having serious difficulty hearing
- **Vision difficulty**: Blind or having serious difficulty seeing, even when wearing glasses
- **Cognitive difficulty:** Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions
- **Ambulatory difficulty:** Having serious difficulty walking or climbing stairs

[6] U.S. Department of Housing and Urban Development (HUD). "Disability Overview" https://www.hud.gov/program_offices/fair_housing_equal_opp/disability_overview#_Who_Is_a. Accessed November 16, 2022.

- **Self-care difficulty:** Having difficulty bathing or dressing
- **Independent living difficulty:** Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping

According to the 2016-2020 ACS, approximately 7.9% of the Salinas population has one or more disabilities, an increase since 7.2% during the 2008-2012 ACS.[7] As shown in Table 33, ambulatory difficulties, independent living difficulties, and cognitive difficulties are the most prevalent disability types in Salinas. As discussed above, seniors experience disabilities at significantly higher rates than other age groups. Salinas has a slightly smaller population of persons with disabilities compared to the County. Countywide, 8.9% of the population has a disability.

Table 33: Disability Characteristics (2020)

Disability by Age and Type	Under 18 years	18 to 64 years	65 years and over	Total
Total Persons with a Disability	3.2%	5.7%	39.1%	7.9%
Disability Type				
Hearing Difficulty	0.4%	0.9%	13.5%	1.9%
Vision Difficulty	1.1%	1.4%	6.6%	1.8%
Cognitive Difficulty	2.5%	2.2%	11.4%	3.2%
Ambulatory Difficulty	0.6%	2.2%	23.9%	4.0%
Self-Care Difficulty	1.1%	1.2%	12.5%	2.3%
Independent Living Difficulty	--	1.9%	16.1%	3.8%
Total Population	47,790	93,468	14,023	155,281

Note: Dataset includes civilian noninstitutionalized population. Independent living difficulties are not tallied for persons under 18 years old.
Source: 2016-2020 ACS (5-Year Estimates).

According to the 2022 Homeless Point-in-Time (PIT) Count and Survey, 61% of individuals surveyed reported having at least one disabling condition. A disabling condition is defined by HUD as a developmental disability, HIV/AIDS, or a long-term physical or mental impairment that impacts a person's ability to live independently but could be improved with stable housing. The following self-reported health conditions were also recorded in the 2022 Survey:

- Depression (57%)
- Alcohol and drug use (49%)
- PTSD (43%)
- Chronic health condition (30%)
- Psychiatric or emotional conditions (28%)
- Physical disability (27%)
- Chronic infection with Hepatitis BC (12%)

[7] 5-Year ACS estimates are not available for the 2006-2010 period; therefore, this analysis uses the 2008-2012 estimates for comparison.

- Traumatic brain injury (10%)
- HIV/AIDS related illness (7%)

The elderly population is expected to grow substantially in the next 20 years. Since seniors have a much higher probability of being disabled, the housing and service needs for persons with disabilities should grow considerably commensurate with senior population growth.

(1) Persons with Developmental Disabilities

As defined by State law, "developmental disability" means a severe, chronic disability of an individual who:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18[8];
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self- direction; f) capacity for independent living; or g) economic self- sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The California Department of Developmental Services (DDS) is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities. While there are no estimates of the population with developmental disabilities, the DDS records developmental services consumers by zip code. As presented in Table 34, there are 1,734 residents in Salinas zip codes receiving services from the DDS, including 885 persons under 18 years old and 849 persons aged 18 and older. Most persons with a developmental disability in these zip codes lives in the home of a parent, family, or guardian, followed by community care facilities, and independent/supported living.

[8] The State of California defines developmental disabilities slightly differently than federal law. The main difference is at the manifestation age, where federal definition established that threshold at age 22.

Table 34: Department of Developmental Services Consumers by ZIP Code (2022)

	93901	93905	93906	93907	93908
Age					
0-17 years	123	349	314	76	23
18+ years	134	254	337	91	33
Total	**257**	**603**	**651**	**167**	**56**
Residence Type					
Home of Parent/Family/Guardian	214	558	573	151	54
Independent/Supported Living	23	<11	23	<11	<11
Community Care Facility	<11	29	46	14	0
Intermediate Care Facility	0	0	0	0	0
Foster/Family Home	<11	<11	<11	<11	<11
Other	<11	<11	<11	0	0
Total	**>237**	**>587**	**>642**	**>165**	**>54**

Source: State Department of Developmental Services (DDS) Consumer Count by California ZIP Code, January 2022.

San Andreas Regional Center is a community-based, private nonprofit corporation funded by the State of California to serve people with developmental disabilities as required by the Lanterman Developmental Disabilities Services Act (aka Lanterman Act). The Lanterman Act is part of California law that sets out the rights and responsibilities of persons with developmental disabilities. San Andreas is one of 21 regional centers throughout California and serves individuals and their families who reside within Monterey, San Benito, Santa Clara, and Santa Cruz Counties. The Regional Center provides diagnosis and assessment of eligibility and helps plan, access, coordinate, and monitor the services and supports that are needed because of a developmental disability. As of December 2021, 17,660 consumers were served by the San Andreas Regional Center.

According to the Golden Gate Regional Center serving the Bay Area, trends that are affecting people with developmental disabilities include California's moves to reduce institutionalization, aging family caregivers not being able to continue providing in-house care and the growing wave of people with autism.

Deinstitutionalization: In 1977, California passed the Lanterman Developmentally Disabled Services Act to minimize the institutionalization of developmentally disabled people, help them remain in their communities, and to allow them to live their lives as similarly to non-disabled people as possible. To accomplish this, the state has been closing large institutional care facilities resulting in more people with disabilities being integrated into the community. However, this has increased the demand for community based independent living options to serve the needs of the developmentally disabled.

Aging Baby Boomers Unable to Care for Their Children with Developmental Disabilities: Almost three quarters of people with development disabilities live with a parent or caregiver, and many of these caregivers are baby boomers. As these caregivers age their ability to continue to care for their developmentally disabled children will decrease to the point where it is no longer possible. This trend is also going to be a factor in the increased need for community based independent living options for the developmentally disabled. Many service delivery systems and communities are not prepared to meet the increasing need.

Increasing Numbers of People with Autism: There is large number of young adults with developmental disabilities that have autism. They have been brought up as independent members of the

community and want to remain independent and involved in the community. There is a growing need to supply community based independent living options for these individuals.

People with development disabilities face many challenges when looking for housing:

- Limited Supply: There is a limited supply of disabled accessible, affordable le housing generally, and the supply can be tight near transit. Being near transit is important because many of those with developmental disabilities cannot drive.
- Lack of rental history: Because many people with development disabilities have lived with their parents, they often do not have a rental or credit history. This makes it harder for them to compete for the limited housing that is available.
- Unable to afford high rents: Due to the challenge of securing long-term employment, people with developmental disabilities are often extremely low income which then makes it difficult to afford rents.

The three major needs for people with developmental disabilities are low cost (subsidized) rents, disabled accessible homes, and access to residences near public transportation. These needs are very similar to the desires of other segments of the population. Policies that promote affordable housing generally are also good for the developmentally disabled community.

(2) Persons with Psychiatric Disabilities

The 2022 Monterey Homeless PIT Count and Survey reported that 34% of sheltered individuals and 66% of unsheltered individuals were chronically homeless, defined as an individual with one or more disabling conditions or a family with a head of household with a disabling condition who has been continuously homeless for one year or more and/or has experienced four or more episodes of homelessness within the past three years. The survey reported that 57% of respondents reported having depression, 43% had PTSD, and 28% had psychiatric or emotional conditions. Mental health issues were the fourth most cited condition as the primary reason that led to homelessness, following financial issues, alcohol or drug use, and incarceration. Approximately 23% of respondents reported that mental health issues were the primary condition that led to their homelessness.

For many of the mentally ill, mental illness can only be managed; it cannot be 'cured.' In the absence of a cure, the affordable, supportive, permanent housing with intensive services model (provided by Monterey County nonprofits Interim Inc., Community Homeless Solutions, Bay Area Community Services) is known nationally to provide a higher quality of life for adults with mental illness at a lower cost to the public than alternative strategies. Homelessness, hospitals, and jails are too frequently used to "manage" the crisis of mental illness at an inflated cost to the community. Numerous studies, including the City/County of San Francisco and Santa Clara County in 2015, have documented the local cost savings (as well as public benefit) of providing housing with support services for homeless mentally ill vs. the costs of jails and emergency medical and psychiatric services.

Resources for Persons with Disabilities

Special housing needs for persons with disabilities fall into two general categories: physical design to address mobility impairments and in-home social, educational, and medical support to address developmental and mental impairments.

The Central Coast Center for Independent Living (CCCIL) is an advocacy and information center serving disabled persons in Salinas. With a central office in the City of Salinas, CCCIL provides various services to persons with disabilities who live in the counties of Santa Cruz, Monterey, and San Benito. CCCIL programs include information and referral; individual and systems change advocacy; benefits counseling; housing assistance; personal assistance services; peer support; independent living skills training; and assistive technology.

The Housing Choices Coalition, with offices in Watsonville and San Jose, assists disabled persons in Salinas to locate suitable housing and request reasonable accommodation, if needed.

For persons with disabilities who require more assistance at home, the California Department of Social Services (DSS), Community Care Licensing Division reports that in Salinas there are 21 adult residential facilities with a capacity to serve 207 residents, 5 adult day care facilities with a capacity to serve 381 residents, and one social rehabilitation facility with a capacity to serve 15 residents. The City allocates CDBG funding to public service agencies that help the frail elderly remain independent in their homes, such as Meals on Wheels.

For adults with psychiatric disabilities, the challenge of finding affordable housing is often insurmountable. And because mental illness affects earning potential, most adults with serious mental illness in Monterey County are very low income and on public assistance. The source of income for most adults with mental illness is Social Security Income (SSI). The SSI Program is a federally funded program which provides income support to adults who are aged 65 or older, blind, or disabled. SSI benefits are also available to qualified blind or disabled children. The SSP Program is the state program which augments SSI. Both SSI and SSP benefits are administered by the Social Security Administration (SSA). Eligibility for both programs is determined by SSA using Federal criteria. If an individual qualifies for SSI, they also qualify for SSP. The benefits are in the form of cash assistance.

The average monthly Social Security Income for blind or disabled persons in California is $765.93 as of September 2022.[9] The current Fair Market Rent in Monterey County (as of 2023) is $2,112 for a studio and $2,194 for a one-bedroom unit, beyond the reach of disabled adults unless the housing or the tenant has a rent subsidy. Finding rent subsidies in significantly difficult because the Housing Choice Voucher (Section 8) program in Monterey County has very long waiting lists.

Salinas properties with affordable rents and units specifically for the disabled include:

- Tynan Village (MCHADC) (15 units)
- Parkside Apartments (MCHADC) (80 units for seniors or disabled)
- Catalyst Apartments (Interim Inc.) (5 units, 235 Martella)
- Lupine Gardens (Interim Inc.) (20 units)
- Soledad House (8 units)
- Sunflower Gardens (Interim Inc.) (15 permanent units and 2 transitional)

[9] SSI Monthly Statistics, September 2022. https://www.ssa.gov/policy/docs/statcomps/ssi_monthly/2022-09/ssim-2022-09.pdf.

H. Families with Children and Single Parent Households

According to the 2016-2020 ACS, approximately 49% of all households in Salinas have children under the age of 18. Single-parent households often require special consideration and assistance because of their greater need for affordable housing, as well as accessible day care, health care, and other supportive services. Due to their relatively lower per-capita income and higher living expenses such as day-care, single-parent households have limited opportunities for finding affordable, decent, and safe housing. Approximately 14% of households in Salinas are single-parent households, including 10.2% that are single-parent female-headed households. In comparison, only 9.6% of households countywide are single-parent households. Of the total female-headed households in the City, only 32.6% owned their homes and 67.4% rented.

In 2020, approximately 5,805 single-parent households resided in Salinas, representing 14.1% of the City's households. An estimated 4,219 female-headed, single-parent households with children under age 18 lived in the City, representing 10.2% of all households in the City. Of particular concern are single-parent households with lower incomes. The 2016-2020 ACS shows that approximately 26.4% of the City's female-headed households had incomes below the poverty level. By comparison, only 11.5% of all families had incomes below the poverty level.

Resources for Families

Limited household income constrains the ability of single-parent households to afford adequate housing, childcare, health care, and other necessities. The City of Salinas offers various programs for families with children. The City's Breadbox Recreation Center is a recreation center with an emphasis on the City's youth and offers a variety of drop-in recreation programs and services. The Firehouse Recreation Center also hosts a teen lounge for after-school activities. The Alisal Family Resource Center offers family support groups, adult education, behavioral health counseling for children up to five years old, child abuse prevention program, annual health fair, and children's oral dental health van. The Police Assistance League and Boys and Girls Club offer after-school activities for youth. The City has funded programs such as the East Salinas Girl Scout Center and Sun Street Center for teens with CDBG public service funds.

The Mexican American Opportunity Foundation (MAOF) has a Resource and Referral Program that provides families and providers in Monterey County with free referrals to licensed childcare centers and family day care homes near a family's home or place of employment. MAOF is located in the City of Salinas and also offers information about childcare options for children with special needs, free workshops on child care-related topics, and technical assistance in completing applications for community services relating to childcare. Single parent households in the Salinas can also benefit from general programs and services for lower-and moderate-income persons, including the Housing Authority of the County of Monterey Housing Choice Voucher and rental assistance programs, the City's Housing Rehabilitation and affordable housing development programs, and various community and social services provided by non-profit organizations in the region such as the Food Bank.

I. Large Households

Large households are defined as those with five or more members. These households are usually families with two or more children or families with extended family members such as in-laws or grandparents. It can also include multiple families living in one housing unit to save on housing costs. Large households are a special needs group because the availability of adequately sized, affordable housing units is often limited. To save for necessities such as food, clothing, and medical care, lower- and moderate-income large households may reside in smaller units, resulting in overcrowding.

As indicated in Table 35, in 2010, 27.5% percent of all households in Salinas had five or more members; specifically, 25.5% of owner-households and 29.3% of renter-households in the City were considered to be large households. The proportion of large households in Salinas (27.5%) was higher than at the County level (20%). Areas with a high proportion of large households also tend to have high proportions of non-White population and family households. Many ethnic minority groups have a younger age profile and tend to have larger families than the White population. However, cultural differences also contribute to the overcrowded conditions. Some cultures tend to have larger households and have a range of attitudes about intergenerational living and homelessness prevention by sharing home spaces, no matter how small. Also, recently arrived immigrants may stay with relatives on a temporary basis until they get established. Housing problems including overcrowding are further described in Appendix D, *Affirmatively Furthering Fair Housing*, of this Housing Element.

Table 35: Large Households by Tenure (2020)

Persons Per Unit	Owner-Occupied		Renter-Occupied		Total	
	Households	Percent	Households	Percent	Households	Percent
Five	2,607	13.2%	2,905	13.5%	5,512	13.3%
Six	1,478	7.5%	1,736	8.1%	3,214	7.8%
Seven or more	957	4.8%	1,678	7.8%	2,635	6.4%
Large Households	**5,042**	**25.5%**	**6,319**	**29.3%**	**11,361**	**27.5%**
Total Households	19,766	100.0%	21,530	100.0%	41,296	100.0%

Source: 2016-2020 ACS (5-Year Estimates).

According to the 2022 Comprehensive Housing Affordability Strategy (CHAS) data based on the 2015-2019 ACS (Table 26), 57.2% of large renter-occupied households and 25.2% of large owner-occupied households experience cost burden. Further, 88.3% of large renter households and 53.3% of large owner households have one or more housing problem including cost burden. The proportion of large households experiencing a housing problem above the cost burdened proportion is likely due to overcrowding. Less than one percent of the City's rental housing stock has five or more bedrooms (refer to Table 18) resulting in a high percentage of lower income large-family households that are forced to live in overcrowded situations.

Resources for Large Households

Large households in Salinas can benefit from general programs and services for lower-and moderate-income persons, including the Housing Authority of the County of Monterey Housing Choice Voucher and Rental Assistance programs, and various community and social services provided by non-profit organizations in the region.

J. Persons Experiencing Homelessness

On January 4, 2012, final regulations went into effect to implement changes to the U.S. Department of Housing and Urban Development's (HUD's) definition of homelessness contained in the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act. The definition affects who is eligible for various HUD-funded homeless assistance programs. The new definition includes four broad categories of homelessness:[10]

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing.

This definition demonstrates the diversity of people experiencing homelessness. The numerous locations in which people experiencing homelessness can be found complicate efforts to accurately estimate their total population. For example, an individual living with friends on a temporary basis could be experiencing homelessness but would be unlikely to be identified in a homeless count.[11]

The 2022 Monterey County Point in Time count and survey (PIT) counted 2,047 homeless individuals during their one-night point-in-time count. countywide[12] This represents a 27.8% decrease from 2017. The point-in-time (PIT) count identified 1,065 persons experiencing homelessness in Salinas, representing 52% of the countywide homeless population. Of the 1,065 persons identified, 777 were unsheltered (73%) and 288 were sheltered (27%). The population of persons experiencing homelessness declined by 21.7% in Salinas between 2017 and 2022. The population of unsheltered individuals decreased by 29.2% and the population of sheltered individuals increased by 9.1% during this period (Table 36). It is important to note that the PIT is a momentary snapshot of how many homeless people are on streets and in emergency and transitional shelters on any given day in Monterey County.

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[10] U.S. Department of Housing and Urban Development. "Expanding Opportunities to House Individuals and Families Experiencing Homelessness through the Public Housing (PH) and Housing Choice Voucher (HCV) Programs: Questions and Answers (Q&As)." (September 2013).

[11] The school districts, however, define homelessness very differently. This definition extends to any family without a permanent roof over their heads. By definition, a child is homeless if he or she is: a) living with another family due to financial hardship; b) renting a room, living in a motel or hotel, or shelter; c) living in a car, RV, campsite, or garage; or d) awaiting foster care placement. Based on this definition, the Salinas City Elementary School District reported 3,566 homeless students in the 2018-2019 school year, or 40% of the district's enrollment. (Alani Letang, "Data shows 40% of elementary kids homeless in Salinas," KSBW, December 11, 2019.)

[12] Applied Survey Research, "2022 Monterey County Homeless Count and Survey Comprehensive Report." (2022).

Table 36: Homeless Population in Salinas and Monterey County (2016-2020)

	Unsheltered	Sheltered	Total
Salinas			
2022	777	288	1,065
2019	976	206	1,182
2017	1,097	264	1,361
Percent Change (2017-2022)	-29.2%	9.1%	-21.7%
Monterey County			
2022	1,357	690	2,047
2019	1,830	592	2,422
2017	2,113	724	2,837
Percent Change (2017-2022)	-35.8%	-4.7%	-27.8%

Source: 2022 Monterey County Homeless Count and Survey Comprehensive Report.

The definition of homelessness in City of Salinas school districts is established by the State to calculate funding and extends to any child not having a permanent roof. By definition, a child is homeless if he/she is living with a family due to financial hardships, renting a room (motel, hotel or shelter), living in a car, RV, campsite or garage, or awaiting foster care placement. According to the Monterey County Office of Education, in academic year 2021-22, there were a total of 4,193 students were found to be homeless within the school districts serving Salinas, which is a slight decrease from 2013-14 when there were 4,456 homeless students. The largest share of homeless students was within the Salinas City Elementary School District, which had 2,382 homeless students.

Resources for Persons Experiencing Homelessness

In 2011, the Counties of Monterey and San Benito completed the *Lead Me Home* plan, a 10-Year Plan to End Homelessness in Monterey and San Benito Counties. The Plan included recommendations by a working group comprised of representatives from public and private agencies that met over a 10-month period. The Plan establishes a "Housing First" approach to help people re-access housing as quickly as possible through four key strategies: create a comprehensive housing pipeline, focus housing development on target populations, identify new funding sources to support the creation of permanent housing, and improve system-level permanent housing outcomes. Goals set forth by the Plan aimed to increase the permanent housing stock for homeless persons by 75 units within five years and 200 units within ten years while also increasing permanent supportive housing units by 500 within ten years.

The *Lead Me Home* plan was updated in 2021 with a primary goal to reduce homelessness in Monterey and San Benito Counties by 50% over the next five years. Overarching strategies of the update include increasing participation in homelessness solutions by leaders and key stakeholders across the region, improving the performance of the homelessness response system, enhancing the system's effectiveness in supporting people to secure and sustain housing, and expanding service-oriented responses to unsheltered homelessness.

During the development of the Chinatown Revitalization Plan in 2019, the City conducted community outreach and received feedback related to homelessness from community members, property owners, businesses owners, service providers, and community-based organizations:

- Chinatown should no longer be the epicenter of homeless encampments and social services for homeless individuals. Social services should be distributed across the City and Monterey County.

- Residents, business and property owners, as well as stakeholders, have expressed that it is of critical importance to reduce encampments in Chinatown to revitalize the neighborhood.

- Homeless individuals in Chinatown indicated that they would prefer to be housed with friends and live in single-family homes or in a permanent supportive housing complexes like the Moon Gate Plaza project.

- There is support for improved mental health and homeless services.

- Despite Chinatown's negative reputation, it has always been a welcoming place for minorities and those less fortunate.

Many homeless resources are available within the City of Salinas and presented in Table 37. Some of the services described below serve different types of low-income populations, not just homeless. The location of some services is not within Salinas, but nonetheless they serve unhoused people who reside in Salinas. When historic Fort Ord on the Monterey peninsula closed in 1994, agencies serving the homeless were given priority to receive some of the property, under the terms of the federal McKinney Act and Base Reuse and Closure Act (BRAC).

The Salinas Outreach and Response Team (SORT) mission is to promote the health and safety of unhoused residents of the City of Salinas by providing essential emergency services through outreach, referrals, and service coordination. SORT engages the City of Salinas unhoused population through outreach to build trust and rapport with the unhoused community. The team includes a collaboration with Peer Leaders with lived homeless experience which is vitaly to reaching individuals who are hesitant to work with service providers. SORT's goal is to connect the unhoused residents to resources through housing pathways, education, and referrals to other service providers who offer Rapid Rehousing and Stabilization Support. Outreach workers and Peer Leaders, represent the homeless service provider network in the Salinas, Monterey, and San Benito Continuum of Care (CoC).

In August 2022, California Business, Consumer Services and Housing Agency Secretary Lourdes Castro Ramirez and Senator Anna Caballero met with city, county & nonprofit organizations to learn how $4.1 million dollars awarded to the City of Salinas, through the Encampment Resolution Funding (ERF) Program, will be used to expand outreach efforts to unhoused individuals living in encampments. Funding through this program focuses on ensuring the wellness and safety of people experiencing homelessness in encampments. The program also supports innovative efforts to resolve critical encampment concerns and supports Housing First approaches to give unhoused individuals access to safe and stable housing. To learn more about the Street Outreach & Response Team, please visit the Homeless Service website for the City of Salinas.

The California Interagency Council on Homelessness (Cal ICH) awarded $4,079,416 in Encampment Resolution Funding (ERF) to the City of Salinas. This grant will support Health & Safety Day projects (services and clean-up efforts at encampment sites) along the milelong stretch of land from Natividad Creek Park to Main Street, which intersects with Laurel Drive, Carr Lake, and Sherwood Drive. The funds will be utilized for Health & Safety Day activities, including:

- outreach and engagement at encampment sites,
- mobile healthcare services,
- basic needs and wraparound services,
- service coordination, referrals, transportation, and interim and permanent housing solutions, and
- encampment site restorations

The Monterey County Department of Social Services (DSS) and Coalition of Homeless Services Providers (CHSP) administers an inclement weather voucher program each year from November 1st through March 31st. Motel vouchers are provided to certain nonprofit organizations to use for homeless individuals or families as needed. In advance of inclement weather season, CHSP updates the county's emergency shelter list and coordinates with DSS to distribute inclement weather voucher packets in order to support homeless service providers in preparation of their individual agency's inclement weather response.

On October 9, 2018, City Council authorized the City Manager to enter into a Memorandum of Understanding (MOU) with the County of Monterey (County) regarding the: 1) development and operation of a new homeless shelter at 855 East Laurel Drive, 2) development of permanent supportive housing at 1220 Natividad Road, and 3) continued operations of a temporary warming shelter at 111 West Alisal Street. Under the direction of Chief Frese, the Police Department appointed a new Homeless Outreach Team (Hot) Officer who is actively working with homeless in Chinatown.

In May 2021, the SHARE Center opened, replacing the temporary warming shelter. The SHARE Center operates as an extremely low barrier year-round homeless shelter, meaning clients can come with their pets, partners, or families, and mental health challenges / low income / other complex needs are not a barrier to coming indoors. The SHARE Center is a beautiful and spacious location, including a reception, waiting room, staff spaces, health clinic, counseling offices, library, a commercial kitchen, a multipurpose room, pet kennels, outdoor dining area, children's play areas, and bedrooms with 100 beds, including family rooms. On-site Housing Navigators work with clients on an individualized basis to help clients end their own cycle of being unhoused and help them find permanent, sustainable housing.

Additionally, Community Homeless Solutions operates the City's Chinatown Navigation Center, A 51-Bed navigation center that provides meals, access to hygiene services, and 24/7 shelter to homeless adults residing in Chinatown or the City of Salinas. The center provides supportive services and housing navigation.

Table 37: Homeless Resources

Agency/Program	Description	Location
Emergency Shelters		
Community Homeless Solutions – Navidad Shelter	Emergency shelter for homeless women and children or single homeless women with prioritized beds for those fleeing domestic violence. Access to food, clothing, and case management. Capacity: 32 beds	Salinas
Community Homeless Solutions – Hamilton Shelter	Emergency Shelter for homeless women and children or single homeless women with prioritized beds for those fleeing domestic violence. Access to food, clothing, and case management. Capacity: 19 beds	Marina
Community Homeless Solutions – Chinatown Navigation Center	51 bed navigation center that provides meals and 24/7 shelter to homeless adults.	115 East Lake Street, Salinas
Community Homeless Solutions – Central Coast Respite Center	A 6-bed shelter for homeless adults in need of respite care following stays in 3 participating hospitals	Seaside
Community Human Services – Casa De Noche Buena	A 20-35-beds year-round shelter for homeless women and families. Capacity depends on the number of children in families.	1292 Olympia Ave., Seaside
Community Homeless Solutions – Safe Place	Year-round shelter for youth ages 18-21. Also, provides four beds for runaway and homeless youth up to age 17 in two licensed foster homes for up to 21 days. Capacity: 12 beds	590 Pearl St. Monterey, CA 93940
Outreach Unlimited – I-HELP for Men	Interfaith Emergency Lodging Program (I-HELP) offers homeless men overnight lodging 7 nights a week at rotating Peninsula-area houses of faith. Pickup in the parking lot directly across from Navy Post Graduate School on Del Monte. Capacity: 25 beds	Information line (831) 251-8663
Outreach Unlimited – I-HELP for Women	I-HELP (Interfaith Emergency Lodging Program) offers homeless women overnight lodging 7 nights a week at rotating Peninsula-area houses of faith. Capacity: 10 beds	Information line (831) 251-8663
Interim, Inc – MCHOME	MCHOME program provides emergency shelter, outreach, housing and intensive, integrated services to homeless adults with psychiatric disabilities. MCHOME's goal is to move individuals with psychiatric disabilities off the street and into housing.	Monterey County

Table 37: Homeless Resources

Agency/Program	Description	Location
Orphan Productions – Safe Parking Program	Overnight Safe Parking Program for homeless adults and their respective children if applicable.	Marina
Pajaro Rescue Mission	Shelter for homeless men in modern, well ventilated dorms. Faith based organization provides food, support and substance use counseling. Capacity: 35 beds	111 Railroad Ave. Watsonville, CA 95076
Pass the Word Ministry – One Starfish Safe Parking Program	Overnight Safe Parking Program for homeless adults.	Monterey Peninsula
Salvation Army – Frederiksen House	60-day emergency shelter for families with children. Access to case management and other support services. Must be clean and sober.	Seaside
Safe Parking Program	An overnight safe parking program for people living in their legally registered vehicles.	Marina & Seaside
SHARE Center	A 128-bed navigation center for homeless men, women, and families that provides meals and 24/7 shelter to people experiencing homelessness in Monterey County.	Salinas
Salvation Army - Frederiksen House	A 90-day emergency shelter for families with children. Provides case management and other support services.	Seaside
Victory Mission	Emergency Shelter for single homeless men ages 18 and older. Provides shelter, food, showers, clothing and other supportive services. Capacity: 70 beds	43 Soledad St. Salinas, CA 93901
YWCA Monterey County – Safehouse	Serves victims of domestic violence with emergency shelter (women and children only).	Confidential location
Veterans Resource Center	Supportive services for homeless Military Veterans and their families. Emergency shelter through approved motel stays. Access to case management and additional supportive services.	40 Bonifacio Pl Monterey, CA 93940
Veteran's Transition Center – HCHV ERS	Emergency shelter for unaccompanied male homeless veterans. Access to case management and additional supportive services.	220 12th St. Marina, CA 93933

Table 37: Homeless Resources

Agency/Program	Description	Location
Community Kitchens		
Community Human Services – Safe Place	Breakfast provided Tuesday and Fridays from 9:00-11:00 am for homeless youth up to age 21. Dinner provided at the Monterey Youth Center at El Estero Park- Thursdays from 5:30-6:30 pm.	590 Pearl St. Monterey, CA 93940
First United Methodist Church	Serves breakfast 6:30 – 8:00 am, lunch 11:30 am-12:30 pm, Sunday through Friday. Clothes closet, art room, 12-step groups, computer lab and access to other supportive services.	404 Lincoln Ave. Salinas, CA 93901
Food Bank For Monterey County	Provides emergency supplemental food to low-income residents of Monterey County. Monthly schedule of distribution sites across Monterey County is available on website.	353 Rossi St. Salinas, CA 93901
Franciscan Workers – Dorothy's Kitchen	Food Services 8:00 am – 2:00 pm Monday – Friday. Gathering for Women is a refuge for homeless women on the Monterey Peninsula. Provides women with a caring community, a hot nutritious meal, needed clothing, comprehensive resource support, limited emergency assistance, education to promote their health and safety, and connections to community service providers.	30 Soledad St. Salinas, CA 93901
Gathering For Women – Women's Day Center	Day Center providing homeless and housing insecure women and their dependents access to meals, showers, clothing, case management, and wellness and enrichment activities, as well as connections to other service providers.	147 El Dorado Street, Monterey
Pass The Word Ministry - One Starfish Supportive Services	Provides hot breakfast for homeless persons on Saturdays at El Estero Park at 9:00 am & Sundays at Windows by the Bay at 9:30 am.	Contact program for location and info (831) 275-5167
Pajaro Rescue Mission – Pajaro Men's Center	Nourishing meals twice a day with access to showers and clothing. Daily Bible services and other supportive services provided daily.	111 Railroad Ave. Watsonville, CA 95076
Salvation Army Sabu Shake Good Samaritan Center	Coffee-pastry breakfast (Monday-Friday 8:30-10:30 am) and hot lunch (MondayFriday 10:30-12 pm). Hope Mobile meal services parking area on Del Monte Naval Postgraduate School, Monday-Thursday 11:30 am.	800 Scott St. Sand City, CA 93955

Table 37: Homeless Resources

Agency/Program	Description	Location
Transitional Housing		
Community Homeless Solutions – Homeward Bound	Transitional housing for low income, homeless families with children. Receives clients exclusively from CARS.	Marina
Community Homeless Solutions - Men In Transition	Transitional housing for homeless single men or women. Receives clients exclusively from CARS.	Marina
Community Homeless Solutions – Lexington Court, Intact Families	Transitional housing for intact families with children. Receives clients exclusively from CARS.	Marina
Community Homeless Solutions –Women In Transition	Transitional housing for single homeless women. Access to case management and other supportive services.	Marina
Community Human Services – Safe Passage	Transitional housing facility in Monterey for homeless youth and youth aging out of foster care, ages 18-21. Receives clients exclusively from CARS.	544 Pearl Street Monterey, CA 93940
Franciscan Workers - House Of Peace	Transitional program for single homeless men and women. Access to case management and other supportive services. Receives clients exclusively from CARS.	Salinas
Interim, Inc – Shelter Cove, Marina	Transitional housing program for homeless adults living with mental illness. Shared units. Maximum two-year program.	Marina
Interim, Inc – Transitional Housing Programs	Soledad House/Sunflower Gardens – Transitional housing for individuals with mental illness.	Monterey County
Pajaro Rescue Mission – Crisis Induction Center	Intense daily routine for men and women with life controlling problems.	111 Railroad Ave. Watsonville, CA 95076
Pueblo Del Mar – Housing Authority Of The County Of Monterey	Transitional housing program for homeless families with children who are in recovery from substance abuse. Receives clients exclusively from CARS.	3403 MacArthur Dr. Marina, CA 93933
Salvation Army - Casa De Las Palmas & Phase II	Transitional housing program for families with children. Must be clean and sober. Call program directly for application and screening information.	Monterey County
Sun Street Centers – Seven Suns	Self-supporting transitional housing facilities for single men in recovery from substance abuse.	8 Sun St. Salinas, Ca 93901

Table 37: Homeless Resources

Agency/Program	Description	Location
Veterans Transition Center – Transitional Housing Program	Transitional housing program for homeless military Veterans and their families. Access to case management, clothes closet, food and other supportive services. Receives clients exclusively from CARS.	220 12th St. Marina, CA 93933
Permanent Supportive Housing		
Interim Inc.	15 permanent units and 2 transitional serving 23 people with psychiatric disabilities	Sunflower Gardens 29 Sun Street Salinas, CA 93901
Interim Inc.	20 units for low income people with psychiatric disabilities	Lupine Gardens 306 Soledad Street Salinas, CA 93901
Rental Assistance and Permanent Housing		
City of Salinas – Emergency Rental Assistance Program	In collaboration with the County of Monterey and the United Way Monterey County, Salinas provides financial assistance to eligible tenants who are experiencing unemployment and loss of income due to the COVID-19 pandemic	Salinas
Catholic Charities of the Diocese of Monterey	Eviction prevention assistance, financial education, nutrition education, and assistance with Covered California and CalFresh applications. Rental assistance available November – March.	1705 2nd Ave Salinas, CA 93905
Central Coast Center For Independent Living	Rapid Rehousing and Homeless Prevention program for homeless individuals and families. Access to case management and other supportive services. Receives clients exclusively from CARS.	318 Cayuga St., Ste. 208 Salinas, CA
CHISPA	CHISPA is a non-profit housing developer in Monterey County that offers affordable rentals to families who qualify by income.	295 Main St. Ste. 100 Salinas, CA 93901
Housing Authority Of The County Of Monterey	Provides housing and housing support services through administration of Housing Choice Vouchers (formerly Section 8), Public Housing, Farm Labor Housing, and other programs.	123 Rico St. Salinas, CA 93901
Housing Resource Center Of Monterey County	Homeless prevention, rental assistance and low-income housing program referrals – Provides financial literacy education.	201-A John St. Salinas, CA 93901

Table 37: Homeless Resources

Agency/Program	Description	Location
Interim, Inc – Permanent Supportive Housing	Community Housing/SUNFLOWER GARDEN & other properties–Permanent supportive housing for individuals with mental illness. Apartments or shared housing.	P.O. Box 3222 Monterey, CA 93942
Interim, Inc – Sandy Shor	Permanent, affordable housing for homeless adults living with mental illness	P.O. Box 3222 Monterey, CA 93942
Salvation Army – Sabu Shake Good Samaritan Center	Rental assistance to those at risk of homelessness when funding is available.	800 Scott St. Sand City, CA 93955
Veterans Resource Centers of America	Rapid Rehousing and Homeless Prevention program for homeless military Veterans and families.	40 Bonifacio Pl. Monterey, CA 93940
Social Services		
Monterey County Aging and Adult Services	Provides support and assistance to people with disabilities, seniors, and their family caregivers. Services include 24-hour reporting and investigations of elder and dependent adult abuse, In-Home Supportive Services, the SSI-Advocacy Program, and senior information & assistance services.	Salinas, King City & Marina
Monterey County Department of Social Services	Provides temporary public assistance benefits and services to assist eligible residents of Monterey County meet basic needs. Programs include Temporary Cash Assistance for Needy Families (cash aid), General Assistance, Medi-Cal, CalFresh, and CalWORKs. Eligibility for these public benefits is based upon income and resource levels.	1000 S. Main St., Ste. 216 Salinas, CA 93901
VA DOD Outpatient Clinic	Support services to homeless veterans including Veteran benefits, food, clothing, and blankets.	201 9th St. Marina, CA 93933
Day Centers and Resource Centers		

Table 37: Homeless Resources

Agency/Program	Description	Location
Castro Plaza Family Resource Center	Support for homeless children and families including clothing, school supplies and referral to other community resources to remove barriers to education.	10601 McDougall St. Castroville, CA 95012
Community Health Engagement Center	Provides people experiencing homelessness in Chinatown free internet access, basic and preventive health care services, life skills classes, support groups, workshops, supportive counseling, street outreach, case management, social service enrollment assistance, and links to housing services.	Chinatown, Salinas
Community Human Services – Safe Place	Safe Place provides street outreach, survival aid such as food, socks, clothing, and hygiene products to run away and homeless youth up to age 25.	590 Pearl St. Monterey, CA 93940
Franciscan Workers – Dorothy's Place Drop-In Center	Open daily, 7:30 am - 6:00 pm. Showers, laundry, and mail services available. Connection to onsite and offsite social services, including case management and transitional housing.	30 Soledad St. Salinas, CA 93901
Family Resource Center (FRC) - Homeless Education	Supportive services and resources for homeless families and foster youth identified through the school district.	110 S. Wood St., Rm. #K4 Salinas, CA 93905
First United Methodist Church	Safe space day program is open 6:30 am - 1 pm. Access to computers, telephones, restrooms, etc. Clothing closet also available Monday, Wednesday, and Friday 9:30 am - 11 am.	404 Lincoln Ave. Salinas, CA 93901
Gathering for Women	A refuge for unsheltered women, offering supportive services, clothing, case management, emergency assistance, and showers in a caring environment. 8:00 am – 4 pm, Monday - Friday.	147 El Dorado Street Monterey, CA 93940
Interim, Inc - Pajaro Street Wellness Center	Peer support, employment services, dual recovery services and family support for persons with mental health challenges. Wellness programs are free and open to anyone with mental health challenges. Programs are also offered off-site at other community locations.	339 Pajaro St., Ste. A Salinas, CA 93901

Table 37: Homeless Resources

Agency/Program	Description	Location
Salvation Army – Good Samaritan Center, Peninsula	Supportive services include showers, access to phone, fax, computers, hot meals, food boxes, laundry, lockers, clothing closet, spiritual counseling and rental assistance. Monday-Friday 8:30-4:30 pm (closed 12-1 pm)	800 Scott St. Sand City, CA 93955
Salvation Army – Salinas Center	Community center with a variety of family services including shelter, meal assistance, bill pay assistance, and employment assistance.	2460 North Main St. Salinas, CA 93906
Veterans Transition Center – Martinez Hall-Day Program	Support services to homeless veterans including food, clothing, and blankets.	220 12th St. Marina, CA 93933

Source: Monterey County Homeless Services Resource Guide. Coalition of Homeless Service Providers, August 2019.

Periodically, City crews are involved in cleanups of encampment areas in Chinatown due to health and safety impacts and concerns. As stated in the City's 2020-2024 HUD Consolidated Plan, the City provides a range of homeless services that complement the Regional Continuum of Care, promoting coordination of services. The City also provides programs and services that focus on the prevention of homelessness, and the rapid rehousing of those recently homeless or at imminent risk of becoming homeless. Salinas will continue to support the operation of homeless shelters and other homeless facilities and transitional housing for the formerly homeless, including runaway and emancipated youth. This is a citywide priority, with an emphasis in the Chinatown area. To this end, the City maintains active partnerships with the SDCB, Chinatown Homeless Action Team (CHAT), and CHSP to address the homeless situation in the Chinatown area, among other areas. The City is also pursuing opportunities to create additional homeless facilities to better serve this population.

K. Farm Workers

The Salinas Valley is one of the most productive agricultural regions in the world, earning its moniker "the Salad Bowl of the World." The Valley is home to thousands of acres of produce and flower farms, as well as wineries. Agriculture contributes millions of dollars to the local economy and provides jobs to people throughout the Monterey Bay region. As traditionally defined, farm workers are persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm workers tend to work in fields or processing plants. During harvest periods when workloads increase, the need to supplement the permanent labor force is satisfied with seasonal workers. Often these seasonal workers are migrant workers, defined by the inability to return to their primary residence at the end of the workday. The agricultural workforce in Monterey County does include many jobs, including weeding, thinning, planting, pruning, irrigation, tractor work, pesticide applications, harvesting, transportation to the cooler or market, and a variety of jobs at packing and processing facilities. It is therefore difficult to estimate the number of farm workers residing in the County or City of Salinas. The 2017 USDA Census of Farmworkers reported 26,929 farmworkers in the County, a decrease from 32,872 in 2012. Of the 26,929 farmworkers employed, 4,972 are migrant workers. According to 2016-2020 ACS, there were 11,469 workers employed in farming, fishing, and forestry occupations living in Salinas (16.7% of the City's civilian employed population 16 years and over).

Farm worker households tend to have high rates of poverty, live disproportionately in housing that is in the poor condition, have very high rates of overcrowding, have low homeownership rates, and are

predominately members of minority groups. Some immigrant farm workers may have an inherent fear and mistrust of law enforcement and other government authorities based on their experience or perception of the government in their country of origin or from rumors and experiences suffered by other farm workers. These farm workers may be reluctant to report fair housing issues or violations or contact any other government official for assistance. Furthermore, most federally funded housing programs, including the Housing Choice Voucher program and other subsidy programs, exclude persons who are undocumented. This means that people who are most in need are unable to obtain housing assistance, and others are unable to find any housing and instead must resort to homeless shelters, to sleeping in their vehicles, or to homeless encampments.

According to the U.S. Department of Labor, Bureau of Labor Statistics (BLS), the average annual full-time wage for farm workers and laborers in the Salinas MSA in 2021 was $33,550. Within farming, fishing, and forestry occupations, first-line supervisors earned the highest wages. Table 38 presents the location quotient for farming, fishing, and forestry occupations. The location quotient is the ratio of the area concentration of occupational employment to the national average concentration. A location quotient greater than one indicates the occupation has a higher share of employment than average, and a location quotient less than one indicates the occupation is less prevalent in the area than average. As shown in Table 38, there is a very high concentration of all types of agricultural occupation in the Salinas Metro area.

Table 38: Farm Worker Employment Profile - Salinas, CA Metro Area (Monterey County) (2021)

Occupation Title	Employ-ment	Location Quotient	Mean Hourly Wage	Annual Mean Wage
Farming, Fishing, and Forestry Occupations	31,460	57.93	$16.50	$34,310
First-Line Supervisors of Farming, Fishing, and Forestry Workers	1,250	40.28	$25.35	$52,720
Graders and Sorters, Agricultural Products	680	22.11	$15.22	$31,660
Agricultural Equipment Operators	670	21.37	$16.59	$34,500
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	28,690	86.24	$16.13	$33,550
Farmworkers, Farm Ranch, and Aquacultural Animals	30	0.85	$17.60	$36,600
Agricultural Workers, All Other	100	13.30	$18.29	$38,030

Note: The U.S. Department of Labor, Bureau of Labor Statistics indicates a higher number or persons employed in Farming, Fishing, and Forestry Occupations as compared with data from the 2016-2020 American Community Survey from the U.S. Census Bureau.
Source: U.S. Department of Labor, Bureau of Labor Statistics. May 2021 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Estimates.

Resources for Farm Workers

Several organizations work to secure more affordable housing for Salinas' farmworkers. The two most active organizations in this area are the Community Housing Improvement Systems and Planning Association, Inc. (CHISPA) and the Center for Community Advocacy (CCA). CHISPA works to rehabilitate and construct new farm worker housing in the Salinas Valley. In Salinas, CHISPA built the Wesley Oaks project utilizing funding for farmworker housing. They have been successful in demolishing the dilapidated buildings intended to serve single migrant farm workers in the 1940s, which were not appropriate for permanent occupation by large families. In their place new affordable units are built for farm workers, some of which are "sweat equity" homes. With a sweat equity arrangement, the sale price of the home is significantly reduced because the homeowners themselves provide much of the labor to build them. CCA is a nonprofit organization whose mission is to improve housing conditions as well as

provide outreach, health services, and educational programs to farm workers and other low-income families. CCA's overarching goal is to help farm workers help themselves. CCA conducts outreach at labor camps to educate farm workers about their basic rights.

The Tresor Apartments for farmworkers were developed by the City with funding from the Redevelopment Agency, the City's HUD entitlement HOME allocation, and the USDA Rural Development program.

The Housing Authority of Monterey County (HACM) maintains a number of Migrant and Permanent Farm Labor housing units. A total of 215 housing units are available for this targeted population. The Migrant Center is located in King City and is open for six months each year. The permanent Farm Labor Complexes maintained by HACM are located in Salinas, Chualar, and Castroville. The United Farm Workers (UFW) Union also maintains an office in Salinas.

As stated in the City's 2020-2024 HUD Consolidated Plan, "there is a shortage in the amount of suitable, affordable housing for specialty crop farmworkers and their families throughout the region. Much of the housing currently used by farmworkers and their families is in serious need of replacement, upgrades, and/or repairs, and there are an inadequate number of new units being created. The inability of farms to provide housing for their workforce, in combination with barriers to worker travel (border control, gas prices), leaves open a large question about how to attract and retain a qualified labor force for this important industry."

In 2016, Salinas led the effort to coordinate a Regional Farmworker Housing Study and Action Plan, which was completed in 2018. The Study concludes that farmworker housing in the region is severely crowded and estimates the need for 48,000 new units of farmworker housing to alleviate critical overcrowding in farmworker households. The Study includes an action plan for expanding affordable housing opportunities for this important economic segment of the region.

In 2019, the City amended the Zoning Code to permit the temporary conversion to interim or employee housing at an existing property developed as a hotel or motel. Labor contractors are allowed to rent motel and hotel rooms for up to ten months during a three hundred sixty-five day period, after which they can renew a rental permit for an additional ten months. The City has received 20 applications for this program and has approved five. Three applications have been withdrawn, and the remaining twelve are being processed.

Adjacent to the City, the County of Monterey has approved three farmworker housing projects in recent years, which the City supports by allowing access to its utility services. These are the Boronda Villas with housing for 600 workers, Harvest Moon Apartments with housing for 1,200 workers, and Spreckels Crossing with housing for 800 workers. The County continues to coordinate with the City on farmworker housing through various stakeholder engagement methods like the Farmworker Study oversight Committee and the Housing Advisory Committee focusing primarily on subjects related to finance, suitable sites, and regulatory reform for farmworker housing. In addition to this work, the City also created map that identifies opportunity sites for farmworker housing within City of Salinas limits. Program 17 of Chapter 6 describes City actions to support farmworker housing during the planning period.

L. Extremely Low-Income Households

As discussed previously, extremely low-income households earning less than 30% of the AMI are often more likely to experience housing problems including cost burden. There are 6,605 extremely low-income

households in the City representing 16.2% of households citywide (Table 39). Of these households, 79.3% (5,235 households) are renters and 20.7% (1,370 households) are owners. Nearly 85% of extremely low-income households experience one or more housing problems and 83.3% are cost burdened compared to only 54.1% and 43.9%, respectively, of households citywide.

Table 39: Extremely Low-Income Households (2019)

	Owner	Renter	Total
Extremely Low-Income Households	**1,370**	**5,235**	**6,605**
With housing problem	75.2%	87.5%	84.9%
With cost burden	74.1%	85.8%	83.3%

Source: HUD CHAS data (based on 2015-2019 ACS), 2022.

Resources for Extremely Low-Income Households

Housing Choice Vouchers (HCV) represent a significant resource for extremely low-income households as HUD policy requires that at least 70% of all new HCV be available to this income group. Affordable housing projects available to low-income households, including extremely low income households, are described in Section 3.8, *Publicly Assisted Housing*. Additional resources such as social services, rental assistance, and resource centers available to extremely low-income households are included in Table 39 above.

3.6 Alisal Vibrancy Plan and Alisal Neighborhood Revitalization Strategy Area (NRSA)

In 2019, the City accepted the Alisal Vibrancy Plan as a strategic planning document. The Alisal Vibrancy Plan is the result of years of visioning, community organizing, and relationship building between the City of Salinas and Alisal residents. In 2013, residents and community groups led by Building Healthy Communities – East Salinas (BHC) Collaborative advocated for a vibrancy plan for East Salinas during the Downtown Vibrancy Plan and Economic Development Element community engagement and planning processes. Over the following years, residents and community groups collaborated with the City to define the planning process, dedicate City funding, and initiate the process.

The Alisal Vibrancy Plan is an action-oriented, comprehensive strategy for Salinas' Alisal neighborhood. The Plan is the first of its kind in the City, providing a community vision for a focused area of the City, with specific actions and policies that were generated through a community-led process. Its purpose is to communicate the collective vision, goals and desires of those who live, work, worship, and shop in the Alisal.

Community recommendations, which evolved into Goals, Policies and Actions are the "heart" of the Alisal Vibrancy Plan and will inform the update of the City's General Plan, anticipated to begin early 2020.

The intent of the Alisal Vibrancy Plan is to reflect and celebrate this unique identity, providing planning guidance that is driven by the Alisal community and focused on its particular needs and special character. The Alisal Vibrancy Plan aims to alleviate and reverse the neglect and underinvestment that the community has faced for decades both pre and post annexation into the City. It is an opportunity to improve quality of life for East Salinas residents by creating a more vibrant, equitable, and healthy community in a way that builds upon the social and cultural wealth of the Alisal

The Alisal Vibrancy Plan Area follows the boundaries of the federal government's Department of Housing and Urban Development (HUD) Alisal Neighborhood Revitalization Strategy Area (ANRSA) and the previously proposed Alisal Market Place redevelopment area

The Alisal NRSA covers approximately 2.6 square miles, or about 11% of the whole City. The Alisal NRSA includes some of the most distressed residential neighborhoods in Salinas and qualifies as a NRSA based on the high percentage of lower income residents. The NRSA faces challenges such as inadequate public infrastructure, high levels of unemployment, high levels of poverty, and violent criminal activity. Specifically, 19 of the 22 complexes previously administered by the Housing Authority of the County of Monterey (HACM) are in the Alisal NRSA. Initiated in 2015 and completed in 2019, HACM converted its 22 public housing developments into project-based rental assistance units through HUD's RAD program. Assisted rental housing is further discussed in Section 3.8, *Publicly Assisted Housing*, below.

Table 40 provides a comparison of demographic and household characteristics between the Alisal NRSA and the City as a whole.[13] The Alisal NSRA area has larger Hispanic/Latino populations, populations of persons below the poverty level, farmworker populations, and single-parent female-headed household populations compared to the City as a whole. Housing problems such as cost burden and overcrowding are also more prevalent in the Alisal NSRA. Focused efforts to address the housing and supportive service needs in the Alisal area are warranted. Program 25 of Chapter 6 describes efforts to implement the AVP, ANRSA, and the Chinatown Revitalization Plan, discussed below.

Table 40: Alisal NRSA vs. City of Salinas

	Alisal NRSA	Salinas	California
Population Characteristics			
Population Growth (2013-2020)	-5.8%	2.5%	4.5%
% Children (under age of 18)	36.1%	30.7%	22.8%
% Seniors (65 years and older)	6.1%	9.2%	14.3%
% Hispanic/Latino	96.5%	79.2%	39.1%
% Living below Poverty Status	21.4%	14.2%	12.6%
% With Less Than High School Diploma (of population 25 years and older)	62.3%	37.2%	16.1%
Employment and Income Characteristics			
% Employed by Agriculture/Forestry	43.1%	15.5%	1.9%
% Unemployed	3.3%	3.2%	3.9%
% Households Earning Less Than $25,000 Annually	18.8%	14.2%	15.5%
Household Characteristics			
% Families with Children	64.0%	42.2%	29.7%
% Female-Headed Families with Children	21.2%	10.2%	6.0%
% Large Households (5+ members)	42.4%	27.5%	13.8%
% Households Overcrowded[1]	39.3%	19.7%	8.2%
% Renters Overcrowded	45.0%	27.6%	13.2%

[13] A separate document that details the neighborhood conditions in the Alisal area and strategies for improvements is incorporated as part of the City's FY 2020 – FY 2024 Consolidated Plan.

Table 40: Alisal NRSA vs. City of Salinas

	Alisal NRSA	Salinas	California
% Owners Overcrowded	27.5%	11.0%	4.2%
% Households with Cost Burden[2]	49.6%	42.3%	40.1%
% Households with Severe Cost Burden[3]	23.5%	18.6%	19.0%
Housing Characteristics			
% Housing Growth (2013-2020)	-8.5%	-0.1%	3.5%
% Multi-Family Units	40.8%	32.4%	31.4%
% Renter-Occupied	67.5%	52.1%	44.7%
% Owner-Occupied	32.5%	47.9%	55.3%

Notes:

1. >1.0 occupants per room
2. >30% of income spent on housing costs
3. >50% of income spent on housing costs

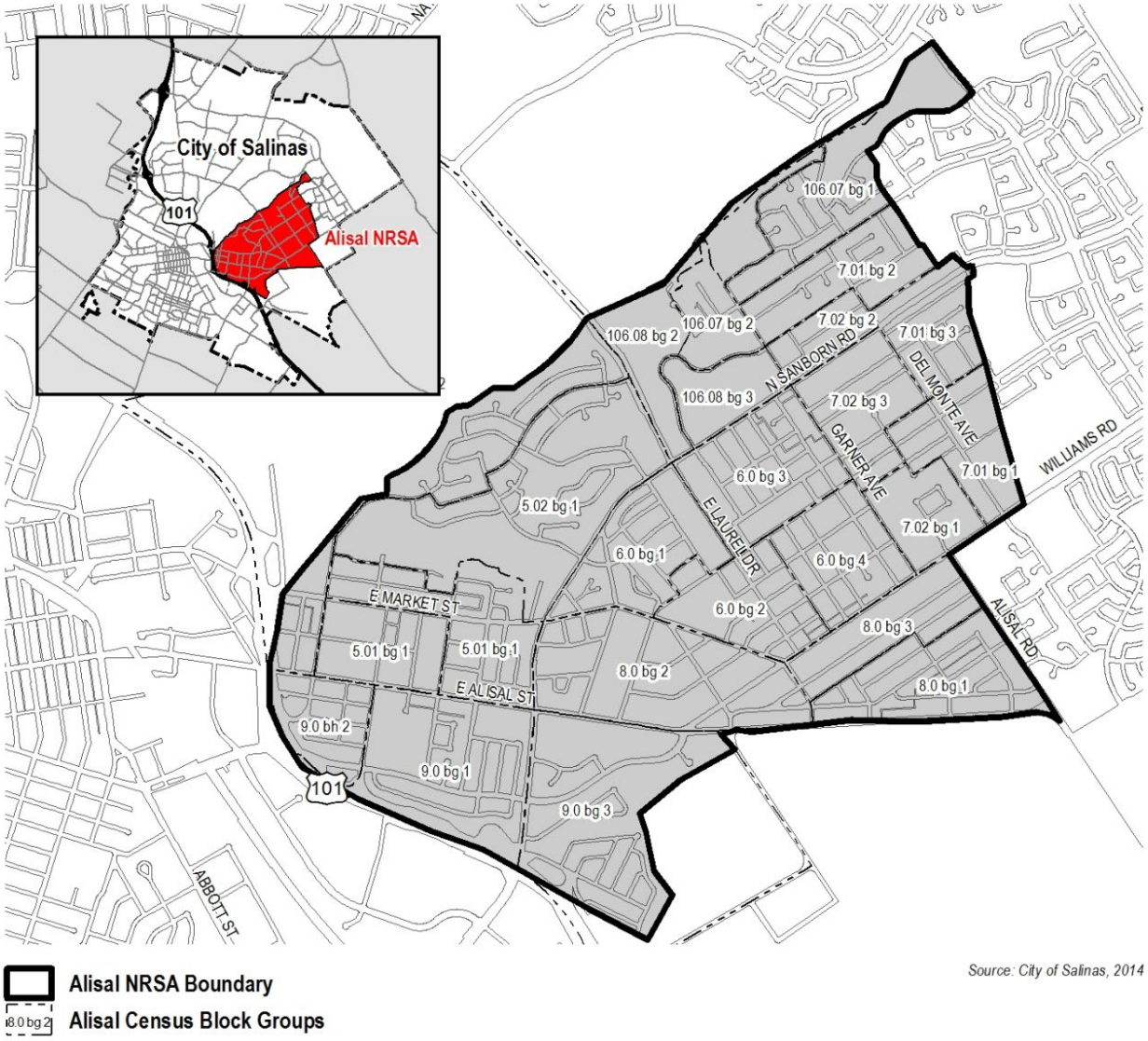
* 2009-2013 ACS was used as ACS data at the block group level prior to 2013 is not available.

** Block group designations have shifted between the 2013 and 2020 ACS periods. The area of tract 106.08, block groups 2 and 3, identified during the 2013 ACS became tract 106.08 block group 1. However, the new block group 1 designation is now slightly smaller than the area previously encompassed in block groups 2 and 3. Changes in population and housing units are estimates only.

*** Data in this table may not match HUD CHAS data presented in this Community Profile previously. This table uses the ACS only, at the tract (Alisal NRSA tracts), City, and State level to ensure comparisons are accurate.

Sources: 2009-2013 and 2016-2020 ACS (5-Year Estimates).

Figure 3-5: Alisal NRSA Location



3.7 Chinatown Revitalization Plan Area

The Chinatown Revitalization Plan was completed in 2019, created to support the needs of its existing and growing population through diverse land uses that create a more balanced neighborhood, including affordable and market-rate housing, health and social services, healthy and multicultural food establishments, open spaces, and employment options for all residents. Chinatown is centrally located within Salinas and proximate to several key destinations, amenities, and institutions. It lies immediately north of the City's Downtown, immediately east of the Salinas Intermodal Transportation Center (ITC), and within approximately three miles of the emerging Future Growth Area to the northeast of the City. The Chinatown planning area is shown in Figure 3-6 and is 104 acres and 17 square blocks. The Chinatown Plan area is generally encompassed by tract 18.02, block group 2. Small sections of tract 18.01 block group 3, tract 13 block group 2, and tract 145 block group 1 are in the Chinatown Plan area. However, the area of block groups included in the Plan area is negligible. The demographics data for the Chinatown Plan area in Table 41 reflects tract 18.02 block group 2 alone.

The Chinatown Plan area is characterized by a large population of persons experiencing homelessness. The Chinatown area also has larger populations of persons below the poverty level, persons with less than a high school diploma, farmworkers, unemployed workers, and single-parent female-headed households. Overcrowding and cost burden are also more prevalent in the Chinatown Plan area.

Table 41: Chinatown Plan Area vs. City of Salinas

	Chinatown Plan Area	Salinas	California
Population Characteristics			
Population Growth (2013-2020)	22.0%	2.5%	4.5%
% Children (under age of 18)	34.5%	30.7%	22.8%
% Seniors (65 years and older)	1.9%	9.2%	14.3%
% Hispanic/Latino	93.5%	79.2%	39.1%
% Living below Poverty Status	22.0%	14.2%	12.6%
% Persons Experiencing Homelessness (# of Individuals)	9.4% (200)	0.6% (976)	0.4% (161,548)
% With Less Than High School Diploma (of population 25 years and older)	59.4%	37.2%	16.1%
Employment and Income Characteristics			
% Employed by Agriculture/Forestry	56.5%	15.5%	1.9%
% Unemployed	9.6%	3.2%	3.9%
% Households Earning Less Than $25,000 Annually	19.0%	14.2%	15.5%
Household Characteristics			
% Families with Children	59.0%	42.2%	29.7%
% Female-Headed Families with Children	18.8%	10.2%	6.0%
% Large Households (5+ members)	34.6%	27.5%	13.8%
% Households Overcrowded[1]	27.5%	19.7%	8.2%
% Renters Overcrowded	39.5%	27.6%	13.2%
% Owners Overcrowded	0.0%	11.0%	4.2%
% Households with Cost Burden[2]	44.1%	42.3%	40.1%

Table 41: Chinatown Plan Area vs. City of Salinas

	Chinatown Plan Area	Salinas	California
% Households with Severe Cost Burden[3]	22.4%	18.6%	19.0%
Housing Characteristics			
% Housing Growth (2013-2020)	3.6%	-0.1%	3.5%
% Multi-Family Units	49.2%	32.4%	31.4%
% Renter-Occupied	69.8%	52.1%	44.7%
% Owner-Occupied	30.2%	47.9%	55.3%

Notes:

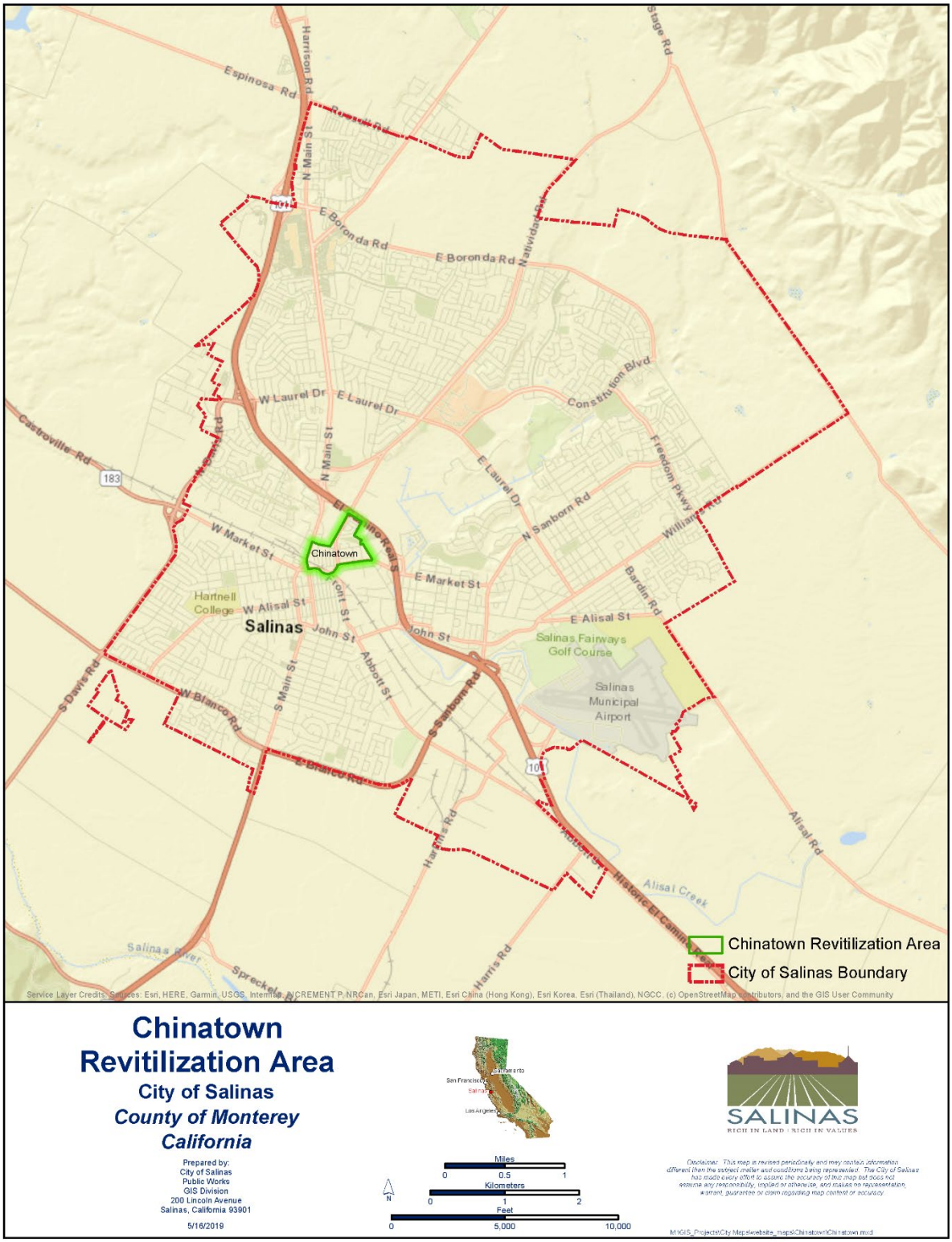
1. >1.0 occupants per room
2. >30% of income spent on housing costs
3. >50% of income spent on housing costs

* 2009-2013 ACS was used as ACS data at the block group level prior to 2013 is not available.

** Data in this table may not match HUD CHAS data presented in this Community Profile previously. This table uses the ACS only, at the block group (Chinatown block group2, tract 18.02), City, and State level to ensure comparisons are accurate.

Sources: 2009-2013 and 2016-2020 ACS (5-Year Estimates); 2022 Monterey County Homeless Count and Survey Comprehensive Report; City of Salinas Chinatown Revitalization Plan, 2019; California Senate Housing Committee, Homelessness in California, January 2022.

Figure 3-6: Chinatown Revitalization Area



3.8 Publicly Assisted Housing

The availability and location of public and assisted housing may be a fair housing concern. If such housing is concentrated in one area of a community or of a region, a household seeking affordable housing is limited to choices within the area. In addition, public/assisted housing and Housing Choice Voucher (Section 8) assistance should be accessible to qualified households regardless of race/ethnicity, disability, or other protected class status.

3.8.1 Public Housing

The Housing Authority of the County of Monterey (HACM) previously owned and administered 26 public housing complexes (682 units) in Salinas. Specifically, 19 of the complexes are in the Alisal area. Eligible residents must be senior citizens, a disabled individual, or a low-income family. Initiated in 2015 and completed in 2019, HACM converted its 22 public housing developments into project-based rental assistance units through HUD's RAD program. HACM has established Monterey County Housing Authority Development Corporation (MCHADC) to manage former public housing developments. As of 2020, 276 project-based vouchers, 1,689 tenant-based vouchers, 65 Veterans Affairs Supportive Housing vouchers, 21 Family Unification Program vouchers, and 976 vouchers for persons with disabilities are used in Salinas. As of March 2023, the waitlist for HACM properties is 6,019. The following complexes in Salinas are now managed by MCHADC:

- Del Monte Estates – 1415 Del Monte Avenue (89 units)
- El Gin Village – 350 Casentini Street (50 units)
- Northridge Plaza – 1511,1513, and 1515 Wheeler Drive (80 units)
- Ocean View Apartments – 44 Natividad Road (40 units)
- Parkside Manor – 1112 Parkside Street (88 units)
- Tesoro del Campo – 42 La Posada Drive (57 units)
- Del Monte Townhouse Apartments – 1259 Del Monte Avenue (17 units)
- Rider Manor – 1030 Rider Avenue (18 units)
- Sanborn Arms – 1058 N Sanborn Road (16 units)
- Sanborn Estates – 1025 N Sanborn Road (14 units)
- Sanborn Plaza – 1039 N Sanborn Road (14 units)
- 1029 Rider Avenue (8 units)
- 540 Williams Road (3 units)
- 775 Elkington Avenue (7 units)
- 780 Elkington Avenue (8 units)
- 24 N Wood Street (4 units)
- 1012 N Sanborn Road (11 units)
- 312 Williams Road (3 units)

- 737 Mae Avenue (2 units)
- 747 Mae Avenue (2 units)
- 1113 D Street (6 units)
- 1011 E Laurel Drive (15)
- 1111 Alamo Way (25 units)
- 1112 Alamo Way (4)
- 1062 Sanborn Road (10 units).

3.8.2 Housing Choice Vouchers Program

HACM administers the Housing Choice Voucher Program (HCV) for Salinas residents. As of January 2022, 3,316 Salinas households were receiving Housing Choice Vouchers. For the distribution of voucher assistance within the City, HACM has established local preferences such as families who have lost HCVs due to funding cuts, working families, elderly or disabled, and veterans. As of January 2022, there were 2,739 households on the waiting list for the HCV program.

As an extension of the HCV program, HACM provides assistance to eligible families who purchase a home by applying their existing HCV towards a monthly mortgage payment. Eligible families may qualify for a maximum period of 10 or 15 years (depending on the mortgage terms).

3.8.3 Other Affordable Housing Projects

Housing developments utilizing federal, state, and/or local programs, including state and local bond programs, Low-Income Housing Tax Credits (LIHTC), density bonus, or direct assistance programs, are often restricted for use as low-income housing and provide another source of affordable housing for a jurisdiction. A number of developments in Salinas have been identified where some or all of the units are affordable for low to moderate income households. Together these projects provide 2,196 units of affordable housing.

Property Name	Property Address	Funding Source	Type	Total Affordable Units	Total Project Units
California House	436 California Street	HOME, SRA; MHSA	Family	8	8
Catalyst House	235 Martella Street	CDBG	Family	5	17
Creekbridge Apartments	1701 Independence Blvd	Inclusionary	Family	12	220

Property Name	Property Address	Funding Source	Type	Total Affordable Units	Total Project Units
East Salinas Family RAD Apartments (Scattered Sites)	1025 & 1039 Sanborn 1415 Del Monte Ave 1058 Sanborn Rd 1029-1030 Rider Ave 1111-1112 Alamo 540 Williams Rd 312 Williams Rd 737 and 747 Mae Ave 775 and 780 Elkington 1062 Sanborn Rd 1012 Sanborn Rd 1259 Del Monte Ave 1011 Laurel Dr 1113 D St 24 N Wood St	LIHTC	Family	196	202
Hacienda Phase IV - Dai Ichi Village Apartments	34 Rossi Strreet	HOME, Inclusionary	Senior	11	41
Gabilan Hills Townhomes	1051 Paseo Grande	Inclusionary, LIHTC	Family	99	100
Gabilan Plaza Apts	730 Williams Road	HUD Assisted	Family	197	200
Gateway Apartments	25 Lincoln Avenue	HOME, SRA, Inclusionary	Senior	51	52
Haciendas Phase I	233 Calle Cebu	HOME, SRA, Inclusionary	Family	52	53
Haciendas Phase II	275 Calle Cebu	HOME, Inclusionary	Family	46	46
Haciendas Phase III	131 E Rossi Street	HOME, Inclusionary	Family	50	50
Harden Ranch Apartments	1907 Dartmouth Way	Inclusionary	Family	95	100
Jardines Del Monte	1253 Del Monte Avenue	HOME, SRA, Inclusionary	Family	11	11
La Gloria Apartments	539 E Market Street	HOME, SRA, Inclusionary, Density Bonus	Senior	22	22
Loma El Paraiso	541 Roosevelt Street	CDBG	Family	42	43
Los Abuelitos Senior Apartments	258 E Market Street	SRA	Senior	12	25
Lupine Gardens	306 Soledad Street	CDBG, HOME, SRA, Inclusionary	Disabled	20	20
Mariposa Apartments	300 Casentini Street	HUD Assisted	Family	20	20
Montecito Senior Apartments	1598 Mesquite Drive	HOME, Inclusionary	Senior	132	132

Property Name	Property Address	Funding Source	Type	Total Affordable Units	Total Project Units
Moon Gate Plaza Apartments	21 Soledad St	HOME, CDBG	Disabled	90	90
Mountain View Townhomes	1568 Falcon Dr.	Inclusionary	Family	68	68
Nantucket Bay Apartments	950 Nantucket Blvd.	LIHTC, Inclusionary	Family	158	160
Parkside Apartments	1112 Parkside Street	HOME	Senior	80	80
Pajaro Triplex	139 Pajaro Street	SRA	Family	3	3
Plaza Club Apartments	100 Harden Parkway	LIHTC	Family	42	208
Plaza Grande	50 E Market	SRA, LIHTC	Family	72	92
Regency Court	472 Regency Circle	Inclusionary, LIHTC	Senior	119	120
Roosevelt Street Townhomes II	504 Roosevelt Street	LIHTC	Family	21	22
Roosevelt Townhomes	522 Roosevelt Street	LIHTC	Family	21	22
Salinas Bay Apartments	920 Larkin Street	Inclusionary, LIHTC	Family	92	95
Salinas Family Rad Apts (scattered sites)	44 Natividad Rd 350 Casentini St 1511-1515 Wheeler Dr	LIHTC	Family	155	170
Pointe Apartments (aka Los Padres) Apartments	1260 John Street	HOME, SRA, LIHTC	Family	164	219
Sherwood Village	808 N Main Street	CDBG, HOME, Inclusionary	Senior	124	125
Steinbeck Commons Apartments	10 Lincoln Avenue	HUD Assisted, LIHTC	Senior	99	100
Sun Street Apartments	34 Sun Street	Inclusionary	Family	2	17
Sun Rose Apartments	439 Soledad Street	CDBG, HOME, HAS, SRA	Disability	9	9
Sunflower Gardens	29 Sun Street	CDBG, SRA, Inclusionary	Family	23	23
Tresor Apartments	1041 Buckhorn Drive	HOME, SRA, Inclusionary, LIHTC	Family	80	81

Property Name	Property Address	Funding Source	Type	Total Affordable Units	Total Project Units
Tynan Village	325 Front Street	HOME, SRA, Inclusionary, Density, LIHTC	Family	106	171
Vista del la Terraza	165 Carr Avenue	CDBG	Family	40	41
Wesley Oaks	138 Carr Ave	HOME, Salinas HTF, Inclusionary	Family	6	10
401 Monterey Street	401 Monterey Street	Density	Family	2	16

3.8.4 Units at Risk of Converting to Market-Rate Housing

With the next ten years (2023-2033), the below 15 projects are identified as potentially at risk of converting to market-rate housing:

Property Name	# of Affordable Units	City Affordability Period Expiring	Other Affordability Period (LIHTC/CalHFA/HCD)
Buena Vista Apartments	1	March 27, 2025	
California House	8	July 3, 2032	
Creekbridge Apartments	12	July 1, 2029	
Gabilan Hills Apartments	100	September 29, 2025	
Harden Ranch Apartments	95	May 6, 2026	
Jardines Del Monte	11	January 28,2033	
Lupine Gardens	20	November 12, 2032	
Montecito At Williams Ranch	130	June 3, 2029	
Mountain View Homes	68	August 21, 2030	
Pajaro Triplex	3	October 25, 2025	5/6/2026
Regency Court	119	December 28, 2025	2023
Salinas Bay Apartments	92	November 13, 2030	
Sun Street Apartments	2	January 28, 2030	
Plaza Club Apartments	42	N/A	2027
Las Casas de Madera	75	June 30, 2022	8/31/2023
Total	**778**		

Overall, 778 units are considered at risk of converting to market-rate housing due to potential expiration of rent subsidies either by restrictions place in the property by the City of Salinas, HCD, HUD, LIHTC, CalHFA and other funding sources.

M. Preservation and Replacement Options

To preserve the existing affordable housing stock, the City must either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of project to non-profit ownership; 2) provision of rental assistance to tenants; and 3) purchase of affordability covenants. For example, CDBG and HOME funds may be used to acquire and rehabilitate

the affordable units in exchange for an extended affordability covenant on the assisted units. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. These options are described below, and City actions are described in Program 24 of Chapter 6.

(1) Transfer of Ownership

Transferring ownership of an at-risk project to a non-profit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable for the long term. Transferring property ownership to a non-profit organization would secure low income restrictions and the project would become potentially eligible for a greater range of governmental assistance. Currently, a 8-unit apartment complex in East Salinas is listed for sale at $2.15 million or an average of $268,750 per unit. The cost to transfer ownership of these projects to nonprofit housing providers is generally estimated at $87.3 million for all at-risk units.

(2) Rental Assistance

Rental subsidies can be used to maintain affordability of the 325 at-risk affordable units, consisting of 155 one-bedroom units, 77 two-bedroom units, 55 three-bedroom units, and 38 four-bedroom units. These rent subsidies could be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Housing Choice Voucher (Section 8), HUD pays the difference between what tenants can pay (defined as 30% of household income) and what HUD estimates as the fair market rent (FMR) on the unit. As indicated in Table 42 the total cost of subsidizing the rents of all 325 at-risk units is estimated at $590,799 per month or $7,089,588 annually. Providing this level of subsidies for at least 55 years would require over $390 million.

Table 42: Rental Subsidies Required

Unit Size	Total Units	Fair Market Rent[1]	Household Size	Very Low Income (50% AMI)[2]	Affordable Cost – Utilities[3]	Monthly per Unit Subsidy	Total Monthly Subsidy
Studio	0	$2,112	1	$39,800	$787	$1,325	$0
1-Bedroom	155	$2,194	2	$45,500	$914	$1,280	$198,400
2-Bedroom	77	$2,675	3	$51,200	$1,006	$1,669	$128,513
3-Bedroom	55	$3,790	4	$56,850	$1,080	$2,710	$149,050
4-Bedroom	38	$4,144	5	$61,400	$1,122	$3,022	$114,836
Total	325						$590,799

Notes:
1. Fair Market Rent (FMR) is determined by HUD, 2023.
2. Monterey County 2022 Area Median Household Income (AMI) limits set by the California Department of Housing and Community Development (HCD) – see **Error! Reference source not found.**.
3. Affordable cost = 30% of the AMI, minus utilities for rentals– see **Error! Reference source not found.**.

The feasibility of this alternative is highly dependent upon the availability of reliable funding sources necessary to make rent subsidies and the willingness of property owners to participate in the program. Furthermore, funding available for this type of assistance is limited as CDBG funds cannot be used for long-term rental assistance and HOME funds for rental assistance are subject to stringent requirements.

(3) Purchase of Affordability Covenants

Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include reducing the interest

rate on the remaining loan balance, providing a lump-sum payment, and/or supplementing the rents to market levels. The feasibility of this option is dependent upon how high the development is leveraged. By providing lump sum financial incentives or ongoing subsides in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable. Funding available for purchase of affordability covenants is also limited as, typically, HUD funds cannot be used for this purpose.

(4) Construction of Replacement Units

The construction of new low income housing units is a means of replacing the at-risk units should they be converted to market-rate units and is eligible for HUD funds. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e. square footage and number of bedrooms), location, land costs, and type of construction. Assuming an average construction cost of approximately $600,000 per unit, it would cost over $195 million (excluding land costs) to construct 325 new assisted units. Including land costs, the total cost to develop replacement units would be higher.

(5) Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. These costs estimates are general estimates and are intended to demonstrate only the relative magnitude of funding required. Actual costs of preservation would depend on the individual circumstances of the at-risk property and market conditions at the time.

The transferring of ownership of the at-risk units to a non-profit housing organization is only an option for two of the projects. The annual costs of providing rental subsidies to preserve the 325 assisted units are $590,799; however, long-term provision of rental subsidies for at least 55 years would cost over $340 million. New construction of 325 replacement units has highest upfront costs ($48 million, excluding land costs) but the City can safeguard the quality and long-term affordability of these units. In evaluating the various options, the City must consider the available funding sources and the willingness of property owners to participate in preservation, among other factors.

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4. Housing Constraints

4.1 Governmental Constraints

Governmental constraints are policies, standards, requirements, and actions imposed by the government which affect the development and provision of housing. These constraints may include building codes, land use controls, growth management measures, development fees, processing and permit procedures, and site improvement costs. State and federal agencies play a role in the imposition of governmental constraints; however, these agencies are beyond the influence of local government and are therefore not addressed in this analysis.

4.1.1 Transparency and Access

The City of Salinas is committed to serving its community and providing access to information and key documents. The City's website, cityofsalinas.org, is the main repository of information for the public. The City updated the look and feel of its website in the Summer of 2023, while making it more user friendly. Convenient features on the City's main page include "Search for a service or page" for quick access to information, as well as a "Permits" button at the top of the main page. The "Your Government" drop-down menu directs users to the City's planning and building divisions. As an example of the webpage's usability, below are links to some of the key pages related to Housing and Building:

- Building: https://www.cityofsalinas.org/Residents/Permit-Center
- Housing: https://www.cityofsalinas.org/Residents/Community/Housing-Community-Development
- Planning: https://www.cityofsalinas.org/Your-Government/Find-a-Department/Community-Development/Current-Planning-Division
- City Municipal Code: https://library.municode.com/ca/salinas/codes/code_of_ordinances
- Zoning Code: https://library.municode.com/ca/salinas/codes/code_of_ordinances?nodeId=PTIITHCO_CH37ZO&searchText=#TOPTITLE
- Development Impact Fees: https://www.cityofsalinas.org/Your-Government/Find-a-Department/Public-Works/Development-Engineering
- Inclusionary Housing Requirements: https://www.cityofsalinas.org/Residents/Community/Housing-Community-Development/Developer-Resources/Inclusionary-Housing

The City website also includes a searchable repository of publicly available documents, Next Request, to provide easy access for the public.

4.1.2 SB 330 Compliance

Effective January 1, 2020, and through its expiration on January 1, 2025 SB 330 (Housing Crisis Act of 2019 – Government Code Section 65941.1) expands or amends State legislation, including the

Permit Streamlining Act and Housing Accountability Act, with the broad goals of facilitating increased production of new residential units, protecting existing units, and providing for an expedited review and approval process for housing development projects through submittal of a "preliminary application."

The so-called "Builder's Remedy" under the Housing Accountability Act (HAA) is disciplinary and applies when a local jurisdiction has not adopted a revised Housing Element in compliance with state law, in which case the local jurisdiction cannot deny a qualifying housing development project even if it is inconsistent with the general plan and zoning ordinance (subject to limited exceptions). Submittal of a SB 330 preliminary application during the applicable period of Housing Element non-compliance vests the Builder's Remedy.

The City of Salinas intends to adopt the 2023-2031 Housing Element before the December 2023 statutory deadline, thereby ensuring continued compliance.

4.1.3 Land Use Element

The Land Use Element of a General Plan designates the general distribution, location, and extent of uses for land planned for housing, business, industry, open space, and public or community facilities. As it applies to housing, the Land Use Element establishes a range of residential land use categories, specifies densities (typically expressed as dwelling units per acre [du/ac]), and suggests the types of housing appropriate in a community. Residential development is implemented through the zoning districts, use classifications, development regulations, and design standards specified in the jurisdiction's zoning code. The City's Land Use Element designates over 6,200 acres of land for residential uses. In addition, mixed-use and residential uses are also allowed in the Commercial, Office, New Urbanism and Mixed-Use zoning districts.

A. Residential Densities

A number of factors, governmental and non-governmental, affect the supply and cost of housing in a local housing market. The governmental factor that most directly influences these market conditions is the allowable density range of residentially designated land. In general, higher densities allow developers to take advantage of economies of scale, reduce the per-unit cost of land and improvements, and reduce developments costs associated with new housing construction. Reasonable density standards ensure the opportunity for higher-density residential uses to be developed within a community, increasing the feasibility of producing affordable housing, and offer a variety of housing options that meet the needs of the community. Minimum required densities in multi-family zones (which include the Residential Medium-Density and Residential High-Density districts) ensure that land zoned for multi-family use, the supply of which is often limited, will be developed as efficiently as possible.

Table 43 summarizes the land use designations within the City that allow residential uses, as well as their permitted net densities (without density bonus). The City of Salinas provides a range of densities for single-family (6-8 du/ac without density bonus) and multi-family (9-24 du/ac without density bonus) housing development to accommodate a range of housing options. The Salinas General Plan land use designation also requires minimum densities to be provided as referenced in Table 43. In 2013, the City also amended its MX zoning district and Focused Growth Overlay district regulations to allow residential multi-family projects by-right that have a minimum net density of 30 du/ac to a maximum net density of

40 du/ac (without density bonus) for parcels 1 acre in size or larger in order to ensure adequate sites for higher density residential uses. It also included an amendment to allow developments on certain MX zoned lots located within 2,500 feet of the Intermodal Center to have up to a minimum net density of 80 units per acre (without density bonus) subject to the approval of a Conditional Use Permit. Higher densities of up to 80 dwelling units per acre are also allowed in the Central City Overlay district (Downtown Core Area).

Table 43: General Plan Land Use Designations Allowing Residential

Designation	Description	Existing Acreage[1]	Permitted Density[2]	
			Minimum	Maximum
Residential Low Density	Single-family detached units, which may include small-lot, single-family developments.	3,992	6.0 du/ac	8.0 du//ac
Residential Medium Density	Small-lot, single-family homes, town homes, row houses, duplexes, most mobile home parks, and multifamily units such as condominiums.	1,414	9.0 du/ac	15.0 du/ac
Residential High Density	Apartments, condominiums, row houses, senior housing, and multifamily clusters.	827	16.0 du/ac	24.00 du/ac (without density bonus)
Mixed Use	Mixture of retail, office, and residential uses in the same building, on the same parcel, or in the same area to promote pedestrian oriented uses and activity centers.	231	N/A	Mixed Use: 1.25 FAR[4] (1.0 FAR + 10 du/ac) Residential developments: max 24 du/acre without density bonus[3]
Mixed Use (Central City)		62	N/A	6.0 FAR (4.0 FAR + 80 du/ac) 3.0 FAR if office only use 60 du/ac if residential only use[4]
Arterial Frontage	Residential, commercial, small-scale non-nuisance industry. Highly mixed use land patterns. This designation is intended for existing developed areas.	62	N/A	0.30 FAR Dwelling units determined per detailed plan

Source: City of Salinas General Plan, 2002.
du = dwelling units; ac = acre; FAR = floor area ratio
Notes:
1. These acreages do not include the annexation of the North of Boronda Future Growth Area in 2008.
2. Permitted density per net acre.
3. A minimum density of 30 units per acre is allowed in the Focused Growth (FG) Overlay Areas.
4. FAR of 8.0 may be allowed for receiving properties in the core of the downtown commercial area under a transfer of development rights program that may be adopted by the City.

The City is in the process of updating its General Plan. Visión Salinas 2040 is the first comprehensive update to the City of Salinas' General Plan since 2002. Work on Visión Salinas 2040 began in 2021 and is planned to be a three-year process. A key element of Visión Salinas 2040 is the update to the City's Land Use element, which is shifting away from strict use-based classifications to Place Types. Place Types

respond to a variety of community needs by emphasizing how uses come together to create a sense of place to maximize limited infill development opportunities. These Place Types will encourage more housing opportunities and a variety of units. Even the lowest density Place Type (Traditional Neighborhood) would encourage different kinds of single- and small-scale multi-family units (detached homes, small-lot homes, ADUs, duplexes, bungalow courts). See section 5.1.7 for a comparison of residential densities. The Place Types also encourage growth along transportation corridors to support walkable, transit-oriented development.

The draft Place Types and Place Type Map were developed from community feedback heard at seven (7) land use workshops held in 2021, Working Group and Steering Committee meetings. Draft Place Types incorporate land use policies and recommendations of recent strategic plans including the Alisal Vibrancy Plan and Economic Development Element. In general, residents and stakeholders wanted to see more housing and mixed-use development, sufficient area for businesses to grow, and a variety of entertainment and recreation for all ages. The Place Types have been positively received, and the City is moving forward with them in the General Plan update, including using them to determine buildout projections.

The City is committed to completing a draft of the General Plan Update by early 2024 with final adoption anticipated by the end of 2024. After the General Plan is adopted, the City will update its Zoning Code to implement these Place Types. The City looks forward to implementing the Place Types model following adoption of Visión Salinas 2040 and welcomes the opportunities for new housing that it will bring. Although the Place Types will be included in the updated General Plan, the 2023-2031 Housing Element is based on the current land use designations.

4.1.4 Zoning Code

The Zoning Code is the primary tool for implementing the General Plan Land Use Element. It is designed to protect and promote public health, safety and welfare, as well as to promote quality design and quality of life. The City of Salinas' residential zoning districts control both the use and development standards of each residential lot or parcel, thereby influencing the development of housing.

Table 44 summarizes the permitted residential uses in the Residential and Mixed-Use districts. Residential zoning districts include five designations: R-L-5.5, R-M-3.6, R-M-2.9, R-H-2.1, and R-H-1.8. Single-family, detached units are allowed by right in all of the single-family residential zoning districts, except for R-H-2.1 and R-H-1.8 where a Conditional Use Permit for residential development is required.

Table 44: Primary Uses- Residential Zoning Districts

Zone	Single Family Detached	Single Family Attached	Multiple Family
R-L-5.5	P	NP	NP
R-M-3.6	P	C	NP
R-M-2.9	P	S	S
R-H-2.1	C	S	S
R-H-1.8	C	S	S
MAF	NP	C	C
MX	NP	S	S

P=Permitted by Right; C= Conditional Use Permit Required;
NP=Not Permitted; "—"=Not listed for the zone
S=Site Plan Review Required (ministerial)
Source: City of Salinas Zoning Code, 2023

The multi-family residential zoning districts are R-M-2.9, R-H-2.1, and R-H-1.8. Multi-family dwellings are permitted with a Site Plan Review in all of the multi-family residential districts. A Site Plan Review provides a streamlined review process for verifying a project's compliance with the Zoning Code's development regulations, design standards, and use classifications. This administrative process also serves as assurance to landowners, business owners, and developers that proposed uses, structures, and site improvements comply with the provisions of the Zoning Code, before preparation of plans for a building permit.

To initiate the Site Plan Review Process (SPR), the applicant files a Development Review Application with the Community Development Department. The City Planner confirms that the proposed project/use is subject to SPR, not a discretionary/non-ministerial process as part of deeming an application complete. If the application is deemed complete and that it complies with all relevant requirements, the City Planner must approve the application.

Single-family attached dwellings are permitted with a Site Plan Review in the R-M-2.9, R-H-2.1, and R-H-1.8 zoning districts and require a Conditional Use Permit in the R-M-3.6 district.

The City of Salinas has established two mixed-use zoning districts: the Mixed Arterial Frontage (MAF) zoning district and the Mixed Use (MX) zoning district. Single-family detached housing units are not permitted in MAF or MX zoning districts. Attached single-family residential units are permitted with a Site Plan Review in the MX zoning district and with a Conditional Use Permit in the MAF zoning district.

Multiple family units are permitted with a Site Plan Review in the MX zoning district and with a Conditional Use Permit in the MAF zoning district.

B. Variety of Housing Opportunity

The Zoning Code provides for a range of housing types, including single-family, multi-family, second dwelling units, mobile homes, licensed community care facilities, employee housing for seasonal or migrant workers as necessary, assisted living facilities, emergency shelters, supportive housing, transitional housing, and single room occupancy (SRO) units. Table 45 provides a summary of Salinas' Zoning Code as it relates to ensuring a variety of housing opportunities.

Table 45: Permitted Uses

Zoning District	SF Det'd	SF Att'd	Multiple Family	Multiple Det'd	Duplex	Residential Care Facilities		Conva-lescent & Rest Homes	Interim Housing	Resid. Service Fac.	Employee Housing		SRO	ADU	Mobile Home Parks
						Large	Small				Medium	Small[18]			
R-L-5.5	P	NP	NP	NP	NP	CUP	P	CUP	NP	NP	___	P	---	P	CUP
R-M-3.6	P [2, 3]	CUP [3]	NP	NP	NP	CUP	P	CUP	NP	NP	___	SPR	---	P	CUP
R-M-2.9	P [2, 3]	SPR [3]	SPR	SPR	P [5]	CUP	P	CUP	CUP[1]	CUP	___	SPR	---	P	CUP
R-H-2.1	CUP [4, 5]	SPR [5]	SPR	SPR	SPR [5]	CUP	P	CUP	CUP	CUP	___	___	---	P	CUP
R-H-1.8	CUP [4, 5]	SPR [5]	SPR	SPR	SPR [5]	CUP	P	CUP	CUP	CUP	___	___	---	P	CUP
CO/R	P	SPR	SPR	SPR	SPR	CUP	[7]	CUP	CUP[6]	CUP	___	P	CUP	SPR	---
CO	CUP	SPR	SPR	SPR	SPR	CUP	[7]	CUP	CUP[6]	CUP	___	NP	CUP	NP	---
CR	CUP	CUP	CUP	CUP	CUP	CUP	[7]	CUP	CUP [6]	CUP	___	NP	CUP	NP	---
MAF	NP	CUP	CUP	CUP	CUP	CUP	[9]	CUP	CUP[8]	CUP [8]	NP	CUP	CUP	NP	---
MX	NP	SPR	SPR	CUP	CUP	CUP	[9]	CUP	CUP[8]	CUP [8]	NP	SPR	CUP	NP	---
NE[17]	P	CUP[12]	NP	NP	NP	CUP	P	CUP	NP	NP	P	___	NP	P	NP
NG-1[17]	P	SPR	SPR	SPR	SPR	CUP	P	CUP	NP	NP	___	P	NP	P	CUP
NG-2[17]	P	SPR	SPR	SPR	SPR	CUP	P	CUP	CUP	CUP	___	P	CUP	P	CUP
VC	NP	SPR	SPR	CUP	CUP	CUP	CUP [11]	CUP	CUP[10]	CUP	___	NP	CUP	NP	NP
A	P	NP	NP	NP	NP	CUP	P	---	CUP	CUP	P [13]	P [13]	---	SPR	---
Focus Growth (FG) Overlay District	Does not permit single-family detached dwellings in CO, CO/R, CR, and R-M-2.9. This Overlay district does not specify restrictions for other uses.														
Central City (CC) Downtown Core (DC) Area	Does not permit residential uses on the ground floor fronting Main Street regardless of the underlying base zoning district designation.														
Central City (CC) Downtown Neighborhood (DN) Area	Properties in the DN area are subject to the development regulations of the underlying base zoning district, except that buildings shall be a maximum of 50 feet in height and the density and FAR limitations for DC area also apply to properties zoned CO, CR, and MX in the DN area.														
East Romie Lane Corridor (ERL) Overlay District	The maximum FAR is 1.0 + 10 du/ac for mixed office and residential uses up to a maximum of 20 du/ac for residential projects without office uses. Where a conflict occurs with base district, the ERL Overlay district regulations prevail.														

Table 45: Permitted Uses

P=Permitted by Right; CUP= Conditional Use Permit Required; NP=Not Permitted; "---"=Not listed for the zone; SPR=Site Plan Review Required

Notes:

R-M- 3.6,2.9

(R-M 3.6, R-M 2.9= Residential Medium Density)

1. Interim housing shall be limited to facilities serving six or fewer people. Such housing shall be designed to accommodate a group living environment. Labor camps shall not be allowed.
2. Single-family detached dwellings in the R-M-2.9 zoning district shall comply with the R-M-3.6 zoning district regulations.
3. Must meet the minimum density requirements of the applicable district except as otherwise provided in the section.

R-H-2.1, 1.8

(R-H 2.1, R-H 1.8= Residential High Density)

4. Single-family detached dwelling in the R-H zoning district shall be subjected to the R-M- 3.6 zoning district regulations.
5. Must meet the minimum density requirements of the applicable zone except as otherwise provided in this section.

CO/R, CO, CR

(CO/R= Commercial Office/Residential; CO= Commercial Office; CR= Commercial Retail)

6. Interim housing serving six or fewer people allowed with a Site Plan Review.
7. Small residential care facilities are permitted uses when the principal use is a residential dwelling unit.

MAF, MX

(MAF= Mixed Arterial Frontage; MX= Mixed Use)

8. Residential services facilities and interim housing serving six or fewer people are allowed with Site Plan Review. Such facilities shall be designed to accommodate a group living environment.
9. Small residential care facilities are a permitted use when the principal use is a residential dwelling.

NE, NG-1, NG-2, VC

(NE= Neighborhood Edge/Low Density Residential; NG-1= Neighborhood General 1/Medium Density Residential; NG-2= Neighborhood General 2/High Density Residential; VC= Village Center)

10. In the VC zoning district, residential service facilities and interim housing serving six or fewer people are allowed with a Site Plan Review. Such facilities shall be designed to accommodate a group living environment.
11. In the VC zoning district, small residential care facilities are permitted use when the principal use is a residential dwelling unit.
12. Single-family attached dwelling units may be considered subject to the approval of a Conditional Use Permit in the NE zoning district to promote neighborhood diversity and to achieve minimum density requirements
13. A, MU, PS, and all other zoning districts that permit housing.
14. In addition to Small Project Employee Housing and Medium Project Employee Housing, which are permitted by right in the A zoning district, Employee Housing (not restricted by number of beds or dwelling units) is allowed subject to the approval of a Conditional Use Permit in the zoning district.
15. Emergency Shelter Type A, is permitted by right in the MU and PS zoning districts; Emergency Shelter, Type B, which is not subject to the applicable development regulations for Type A, is allowed subject to the approval of a Conditional Use Permit in the MU and PS zoning districts.
16. Supportive Housing and Transitional Housing are both considered residential uses of property subject only to the development regulations that apply to other residential dwellings of the same type in the same zoning district.
17. Specific Plans for the FGA may adopt alternative Zoning Designations and use classifications to those listed
18. Employee Housing, Small Projects, which may accommodate six or fewer employees, are treated the same as single family housing types in the same zone per Zoning Code definition

Source: City of Salinas Zoning Code, 2023

(6) Single- and Multi-Family Uses

Single- and multi-family housing types include detached and attached single-family homes, duplexes, townhomes, condominiums, and multi-family rental apartments. Zoning codes or ordinances should specify the zones in which each of these uses would be permitted by right.

As previously indicated, single-family, detached units are permitted by right in all single-family residential zoning districts, except for R-H-2.1 and R-H-1.8 where such uses are subject to the approval of a Conditional Use Permit.

Zoning codes should also avoid "pyramid or cumulative zoning" (e.g. permitting lower-density single-family uses in zones intended for higher density multi-family uses). Pyramid or cumulative zoning schemes could limit the amount of lower-cost multi-family residential uses in a community and be a potential impediment to fair housing choice. Allowing or requiring a lower density use in a zone that can accommodate higher density uses is regulated by State law (SB 2292, also known as the Dutra Bill). A local government is required to make a finding that an action that results in a density reduction, rezoning, or downzoning is consistent with its Housing Element, particularly in relation to the jurisdiction's ability to accommodate its share of regional housing needs. The Salinas Zoning Code does not include pyramid zoning. It also requires minimum densities in all residential zoning districts except in limited circumstances.

(7) Accessory Dwelling Units

Accessory Dwelling Units and Junior Accessory Dwelling Units (ADUs/JADUs) are attached or detached dwelling units that provide complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking and sanitation. ADUs/JADUs may be an alternative source of affordable housing for lower income households and seniors. These units typically rent for less than apartments of comparable size.

The City of Salinas has enthusiastically embraced ADUs and JADUs as one strategy to increase housing production within the City. In 2021, the City launched a public education campaign related to the changes in state law for ADUs and JADUs. The City was one of 244 cities to receive an AARP Community Challenge grant to support this outreach effort, which included brochures, bilingual workshops for the public, and technical workshops for contractors.

In 2021 The City of Salinas utilized Local Early Action Planning Grants Program (LEAP) funds in support of policies related to accelerating the production timeframe of accessory dwelling units and streamlining their permitting process. Beginning in 2022, City of Salinas in collaboration with Design Path Studio, started offering property owners a selection of four (4) detached Pre-approved ADU Plans to promote construction of new detached ADUs within City limits. The plans feature configurable choices regarding external style (Craftsman, Mid-Century, Ranch, and Spanish) and materials used but will ultimately abide by the design standard of the main dwelling unit and match as close as it's possible to the principal residence. The pre-approved plans include 1 and 2 bedroom configuration ADUs, which range from 495 square feet to 749 square feet. Although pre-approved plans reduce preconstruction fees and expedite the permitting process, they require additional documents and schematics from the property owner at time of submittal. To guide interested applicants through the pre-approved ADU process, including what is

included in a complete application and what components are required at plan submittal, the City developed a pre-approved ADU Guidebook and conducted instructional workshops.



In addition to the pre-approved plans, the City maintains a ADU/JADU webpage with additional resources for the public and contractors, including checklists for developing ADUs and JADUs, information on the permitting process, and information about state laws and the HCD ADU Handbook: https://www.cityofsalinas.org/our-city-services/community-development/building-adu-salinas-accessory-dwelling-unit

California law requires local jurisdictions to adopt ordinances that establish the conditions under which ADUs and JADUs are permitted (Government Code, Section 65852.2). With the recent updates to State ADUs and JADUs laws, the City's current ADU/JADU ordinance is out of date. The City has contracted with outside legal services to prepare an updated City ADU/JADU ordinance to incorporate updated state requirements, including those in AB 345, AB 3182, AB 68, AB 881, AB 587, AB 670, AB 671, and SB 13 to name a few. The City anticipates this updated ordinance to be completed in the Fall of 2023 or Spring of 2024 (see Program 4 in Chapter 6).

(8) Manufactured Housing and Mobile Homes

State law requires local governments to permit manufactured or mobile homes meeting federal safety and construction standards on a permanent foundation in all single-family residential zoning districts (Section 65852.3 of the California Government Code). In Salinas, a manufactured/factory-built house is considered to be a single-family detached dwelling unit and is treated as such.

In 2018, the City worked with the Housing Authority of Monterey County to construct prefabricated modular apartments in Chinatown. The fifty-unit Hikari Apartments were constructed with modular units that allowed for faster construction and lower costs.

Per section 37-50.140 of the zoning code, Mobile-home Parks are allowed in all districts, subject to a Conditional Use Permit (CUP) with the following development regulations:

1. A mobilehome park shall not be less than three acres in size.
2. A mobilehome park development shall meet or exceed the minimum standards set forth in the zoning district in which it is located. This includes, but is not limited to, density consistent with the Salinas general plan, yards, distance between structures, height, usable open space, fences and walls, off-street parking and loading, signs, outdoor facilities, refuse storage areas, design standards, performance standards, nonconforming uses, and recreational vehicle storage, except that such development regulations and design standards may be changed to allow for unique site design requirements for mobilehome parks.

The minimum three-acre lot size is necessary to provide for economies of scale for a reasonable number of spaces to support the required amenities (such as open space, parking, etc.). Development of new mobilehome parks is not constrained by the City's development standards but by market economics. Mobilehome parks are not an efficient use of land as typical density for a mobilehome park is between 8 and 12 units per acre. While it is the City's goal to preserve this affordable housing option for many lower income households, the City does not anticipate mobilehome parks to once again emerge as a development trend. Statewide, many aging mobilehome parks are closing and being redeveloped into multi-family housing.

(9) Licensed Residential Care Facilities

The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer mentally disordered or otherwise handicapped persons is required by law. A State-authorized, certified or authorized family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes (commonly referred to as "group" homes) of six or fewer persons with disabilities than are required of the other permitted residential uses in the zone.

The City of Salinas allows, by-right, residential care facilities for six or fewer persons in any residential zoning district and in the NE, NG-1, NG-2, and A zoning districts. Group care facilities for seven or more persons are permitted, subject to a Conditional Use Permit, in the Residential, Mixed Use, and New Urbanism zoning districts, in Commercial zoning districts, as well as the Agricultural zoning districts. CUP's are subject to standard conditions for approval, which include:

- Pursuant to Salinas City Code Section 1-8.1: Civil action enforcement, and Section 1-8.2: Liability for costs, permittee shall reimburse the City of Salinas for all costs and expenses (including but not limited to fees and charges of architects, engineers, attorneys, and other professionals, and court cost(s) incurred by the City in enforcing the provisions of this Permit.
- Use of the property shall be conducted in such a way that it does not constitute a nuisance to the use and enjoyment of surrounding properties or the public. Any permittee, person, firm, corporation, whether as principal, agent, employee or otherwise, violating, causing or maintaining the violation of any of the provisions of this Permit shall be guilty of a misdemeanor or an infraction, as charged. Upon determination by the Planning Manager that there are reasonable grounds for revocation of this Permit, a revocation hearing shall be set to be heard before the Salinas Planning Commission in accordance with Section 37-60.1330: Revocation of permits, of the Salinas Zoning Code.
- The applicant(s) shall defend, indemnify, and hold harmless the City of Salinas or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of this project/use. For Tentative Maps, this shall also apply when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the applicant(s) of any such claim, action, or proceeding. The City shall cooperate in the defense. Nothing contained in this condition shall prohibit the City from participation in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
- Notwithstanding any of the provisions in this permit, all improvements and uses shall comply with all other ordinances and regulations of the City of Salinas and all local, state and federal laws and regulations.
- No further development other than that shown on this permit or attached exhibits shall be allowed unless or until an amendment to this permit has been approved by the Planning Manager.

Conditional Use Permits are approved administratively, but are also subject to appeal and subsequent review and approval by the Planning Commission City Council. Additional information about the City's Conditional Use Permit process and requirements is available on the City's municipal code webpage: https://library.municode.com/ca/salinas/codes/code_of_ordinances?nodeId=PTIITHCO_CH37ZO_ARTVIAD_DIV8COUSPE

The Lanterman Act covers only licensed residential care facilities. California Housing Element law also addresses the provision of transitional and supportive housing, which covers also non-licensed housing facilities for persons with disabilities.

(10) Emergency Shelters

An emergency shelter is a facility that provides temporary shelter and feeding of indigents or disaster victims, operated by a public or non-profit agency. State law requires jurisdictions to identify adequate sites for housing which will be made available through appropriate zoning and development standards to facilitate and encourage the development of a variety of housing types for all income levels, including emergency shelters and transitional housing (Section 65583(c)(1) of the Government Code). Recent changes in State law (SB 2) require that local jurisdictions make provisions in the Zoning Code to permit emergency shelters by right in at least one zoning district where adequate capacity is available to accommodate at least one year-round shelter. Local jurisdictions may, however, establish standards to regulate the development of emergency shelters.

The City amended the Public/Semipublic (PS) zoning district and the Mixed Arterial Frontage (MAF) zoning district in 2012 to permit emergency shelters by-right without discretionary action. Emergency Shelters, as defined by State law, are defined in the City's Zoning Code as Emergency Shelters, Type A. They are distinguished from Emergency Shelters, Type B, which are not subject to the same development regulations (e.g., number of beds, proximity to other emergency shelters) but do require a Conditional Use Permit).

The City currently has the following shelters:

- CHS Natividad Shelter: 32 Beds
- CHS Chinatown Navigation Center: 51 beds
- BACS SHARE Center: 128 Beds
- Victory Mission: 50 beds

The City currently permits emergency shelters by right in the Public/Semi-Public and Mixed Arterial Frontage zones. Pursuant to new state law (AB 2339), the City must demonstrate the adequacy of sites identified to accommodate emergency shelters. Specifically, if a vacant site is zoned for a nonresidential use but allows residential development, the site must be located near amenities and services that serve people experiencing homelessness. If the site is nonvacant, the analysis must provide substantial evidence that the existing use is likely to be discontinued during the planning period. Sites owned by the City can be included if the analysis demonstrates that the sites will be made available for emergency shelters during the planning period, are suitable for residential use, and are located near amenities that serve people experiencing homelessness.

Based on the current uses of properties in the P/S-P and MAX zones, the City does not have sufficient capacity for emergency shelters in the next eight years. Therefore, this Housing Element includes an action as part of Program 6 to amend the Zoning Code to identify the emergency shelters as a permitted use in the MX zone as well. These three zones cover a total of 24 sites (some containing multiple parcels) in the Sites Inventory (87.2 acres, 3,798,432 square feet). Based on the general guidelines in AB 2339, an average of 200 square feet is required per person. With an unsheltered homeless population of 777 persons, an estimated 154,000 square feet of building area would be required. The P/SP, MAF and MX zones contains at least 10 vacant sites (with an average area of 4.4 acres, 2.2 acres if excluding the largest parcel). Also 10 parcels are developed with older buildings (at least 30 years of age) and four sites are dedicated parking lots. Adaptive reuse of these properties into emergency shelters can be a feasible option. To ensure adequate capacity for emergency shelters, the City will remove the 50-bed limit.

The Zoning Code will also be amended to address the parking and distance requirements for emergency shelters consistent with AB 139 and for consistency with AB 101 for Low Barrier Navigation Centers (LBNC). AB 139 requires that parking standards for emergency shelters be established based solely on staffing level. The City's current standard is a minimum of two spaces and an additional space for every eight residents. AB 101 requires allowing LBNCs (as defined in Government Code Section 65660) by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses if it meets specified requirements. Amendments for both AB 139 and AB 101 are included as actions in Program 6 of the Housing Plan.

(11) Transitional and Supportive Housing

State law (AB 2634 and SB 2) requires local jurisdictions to address the provisions for transitional and supportive housing. Under Housing Element law, transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance (California Government Code Section 65582(h)).

Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving individual health status, and maximizing one's ability to live and, when possible, work in the community. Target population means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people (California Government Code Sections 65582(f) and (g)).

Accordingly, State law establishes transitional and supportive housing as a residential use and therefore local governments cannot treat it differently from other similar types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The City of Salinas considers transitional and supportive housing as residential uses of property subject only to the development regulations that apply to other residential dwellings of the same type in the same zoning district. Excludes emergency shelters, convalescent hospitals and hospitals. https://library.municode.com/ca/salinas/codes/code_of_ordinances?nodeId=PTIITHCO_CH37ZO_ARTIGEPR_DIV2DE_S37-10.430DE

Through the State's Project Homekey Program, the City has partnered with a for-profit developer and non-profit service provider to access funds to purchase three underutilized hotels for conversion to transitional and permanent supportive housing: Step Up Salinas provides 101 units, Step Up on Sanborn provides 58 units, and Step Up on Fairview provides 43 units.

The City must establish a streamlined approval process to comply with AB 2162 (2018) for supportive housing as defined in the California Health and Safety Code Section 50675.14. Projects that meet the State definition and are located in zones where multifamily and mixed uses are permitted shall be treated as by-right use, with no minimum parking requirements if the project is located within ½ mile of a public transit stop. This is listed as an action under Program 6 of the Housing Plan. The City of Petaluma, for example, has established a similar process that could be used as a model.

(12) Single-Room Occupancy (SRO)

AB 2634 (Section 65583 of the Government Code) also mandates that local jurisdictions address the provision of housing options for extremely low income households, including Single Room Occupancy units (SRO). SRO units are one room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other.

The City of Salinas Zoning Code defines an SRO as "a residential facility with individual secure rooms, of a smaller size than normally found in multifamily dwellings, which may have kitchen, and bathroom facilities, and which are rented to a one- or two-person household on a long-term basis." SRO developments may be located in the Commercial Office/Residential (CO/R) zoning district, Commercial Office (CO) zoning district, Commercial Retail (CR) zoning district, Mixed Arterial Frontage (MAF) zoning district, and Mixed Use (MX) zoning district. SRO's are subject to a Conditional Use Permit. Each project is reviewed and Conditional Use Permits are granted by the Planning Commission. The process is not intended to deter the use of SRO's, but to ensure development of high quality projects located in appropriate areas with services and facilities to assist the SRO development residents.

CUP's are subject to standard conditions for approval, which include:

- Pursuant to Salinas City Code Section 1-8.1: Civil action enforcement, and Section 1-8.2: Liability for costs, permittee shall reimburse the City of Salinas for all costs and expenses (including but not limited to fees and charges of architects, engineers, attorneys, and other professionals, and court cost(s) incurred by the City in enforcing the provisions of the Permit.
- Use of the property shall be conducted in such a way that it does not constitute a nuisance to the use and enjoyment of surrounding properties or the public. Any permittee, person, firm, corporation, whether as principal, agent, employee or otherwise, violating, causing or maintaining the violation of any of the provisions of the Permit shall be guilty of a misdemeanor or an infraction, as charged. Upon determination by the Planning Manager that there are reasonable grounds for revocation of the Permit, a revocation hearing shall be set to be heard before the Salinas Planning Commission in accordance with Section 37-60.1330: Revocation of permits, of the Salinas Zoning Code.
- The applicant(s) shall defend, indemnify, and hold harmless the City of Salinas or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of this project/use. For Tentative Maps, this shall also apply when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the applicant(s) of any such claim, action, or proceeding. The City shall cooperate in the defense. Nothing contained in this condition shall prohibit the City from participation in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
- Notwithstanding any of the provisions in the permit, all improvements and uses shall comply with all other ordinances and regulations of the City of Salinas and all local, state and federal laws and regulations.
- No further development other than that shown on this permit or attached exhibits shall be allowed unless or until an amendment to the permit has been approved by the Planning Manager.

Additional information about the City's Conditional Use Permit process and requirements is available on the City's municipal code webpage:
https://library.municode.com/ca/salinas/codes/code_of_ordinances?nodeId=PTIITHCO_CH37ZO_ARTVIAD_DIV8COUSPE

In general, SRO development is not common in Salinas, with developers favoring traditional single-family and multi-family developments. The most recent example of an SRO being developed in Salinas is the Moon Gate Apartments in Chinatown, which included SRO units as part of the Affordable Housing types provided. The CUP process went smoothly, and no issues were raised during the CUP process.

(13) Farmworker and Employee Housing

The California Employee Housing Act (Section 17000 to 17011 of the Health & Safety Code) requires that housing for six or fewer employees be treated as a regular residential use. The Employee Housing Act further defines housing for agricultural workers consisting of 36 beds or 12 units be treated as an agricultural use and permitted where agricultural uses are permitted.

As amended in January 2012, the Salinas Zoning Code distinguishes three types of employee housing. Small Project Employee Housing, which may accommodate up to six persons, is treated as single family housing of the same type in each zone. Medium Project Employee Housing (including labor camp) accommodates agricultural workers and may have up to 36 beds in group quarters or 12 dwelling units or spaces for single households on one lot. It is treated in the same way as other agricultural uses in the same zoning district. Finally, Employee Housing (without designation as Medium or Small Project, limiting the number of beds or units) is allowed with a Conditional Use Permit in the Agricultural District.

C. Development Requirements – An Overview

Table 46 summarizes the residential zoning districts and their requirements. **Error! Reference source not found.** summarizes the commercial zoning districts and their requirements and **Error! Reference source not found.** summarizes the requirements for the mixed use zoning districts.

Table 46: Summary of Residential Zoning Requirements

Zoning District	Minimum Lot Area (sq. ft.)	Minimum Lot			Maximum Building Height (ft)	Minimum Front Yard (ft)	Minimum Interior Side Yard (ft.)	Minimum Corner Side Yard (ft.)	Minimum Rear Yard (ft.)
		Width (ft)	Depth (ft)	Frontage (ft)					
R-L-5.5	5,500 [1, 2, 5]	50 [5]	75 [5]	35 [5]	30 [5]	20 [3, 4, 5]	5 [5]	15 [3, 4, 5]	10 [5]
R-M-3.6	3,600 [7, 8, 9, 15]	40 [15, 16]	70 [15, 16]	35 [15, 17]	30 [15]	15 [10, 14, 15]	5 [11, 12, 15]	15 [10, 14, 15]	10 [12, 13, 15]
R-M-2.9	5,800 [7, 8, 9, 15]	60 [15, 16]	90 [15, 16]	35 [15, 17]	35 [15]	15 [10, 14, 15]	10 [11, 12, 15]	15 [10, 14, 15]	10 [12, 13, 15]
R-H-2.1	7,200 [18, 19, 23, 24]	75 [23, 25]	100 [23, 25]	35 [23, 26]	45 [23]	15 [20, 21, 23]	10 [22, 23]	15 [20, 21, 23]	10 [22, 23]
R-H-1.8	7,200 [18, 19, 23, 24]	75 [23, 25]	100 [23, 25]	35 [23, 26]	45 [23]	15 [20, 21, 23]	10 [22, 23]	15 [20, 21, 23]	10 [22, 23]

Notes:

R-L-5.5

1) The minimum density shall be no less than six dwelling units per net acre in accordance with the General Plan except that parcel which are less than one acre in size and are located within the city's boundaries as indicated in Figure I-1 (Planning Area) of the General Plan shall not be subjected to the minimum density requirements.

2) Minimum lot size may be reduced when the exclusive use of such lots is intended for utility substations, pumping stations, and similar facilities.

3) Where adjoining lots on the same block face in an R zoning district are improved with residential dwellings, the required minimum front are corner side yards for new structures, as applicable, shall be the average of the front or corner side yard depths for the dwellings located in the adjoining lots. For residential additions, the existing front or corner side yard may be maintained if less than the average. The average shall not include the yards provided for detached garages or carports located on the adjoining lots.

4) Unenclosed porches and architectural entry features may encroach a maximum of five feet into required front and corner side yards.

5) Inclusionary dwelling units may be developed in accordance with the R-M-3.6 zoning district development regulations.

R-M-3.6, 2.9

7) The minimum density shall be more than eight dwelling units per net acre in accordance with the General Plan except for existing lots of record that are seven thousand two hundred square feet or less in size.

8) Minimum lot size may be reduced when the exclusive use of such lots in intended for utility substations, pumping stations, and other similar facilities.

9) In the R-M-2.9 zoning district, the minimum lot size for a lot with a single-family attached (rowhouse) dwelling may be reduced to the minimum lot area per dwelling unit.

10) Where adjoining lots on the same block face in an R zoning district are improved with residential dwellings, the required minimum front and corner side yards for new structures, as applicable, shall be the average of the front or corner side yard depths for the dwellings located on the adjoining lots. For residential additions, the existing front or corner side yard may be maintained if less than the average, the average shall not include the yards provided for detached garages or carports located in the adjoining lots.

11)

- **a.** For detached single-family dwelling in the R-M-3.6 zoning district, one interior side yard may be eliminated if the opposite side yard is at least ten feet. A five-foot-wide easement on the lot adjacent to the eliminated interior side yard shall be required for building overhang, encroachments, and access for building maintenance. Such easements shall be recorded prior to issuance of any building permit. Otherwise, both interior side yards shall be a minimum of five feet. In no case shall any structure be closer than ten feet from a structure on an adjoining property.
- **b.** The required minimum interior side yard setback may be eliminated on lots that have abutting single-family attached (rowhouse) dwellings. This shall only apply to the interior side yard where the single-family attached (rowhouse) dwelling unit abuts another single-family attached dwelling unit.

12) In the R-M-2.9 zoning district, the minimum interior side and rear yard setbacks shall be increased to ten feet per story (except for single-family detached and attached dwellings) to a maximum of twenty feet when an interior side or rear yard of a lot abuts an R-L-5.5 or R-L-3.6 zoning district.

13) In the R-M-3.6 zoning district. The rear yard may be reduced to five feet for a length not to exceed one-third of the width of the parcel, provided a fifteen-foot read yard is provided along a minimum of one-third of the mean property width.

14) Unenclosed porches and architectural entry features may encroach a maximum of five feet into required front or corner side yards.

15)

- a. Single-family detached dwellings in the R-M-2.9 zoning district shall be subject to the R-M-3.6 zoning district regulations.

Table 46: Summary of Residential Zoning Requirements

b. The subdivision of an existing lot of record in the R-M-2.9 zoning district with existing single-family detached dwellings may deviate from the minimum lot depth, frontage, and width requirements of the district by not more that ten percent provided all remaining development standards can be met or maintained.

16) The minimum lot width requirements may be reduced to twenty feet and the minimum lot depth may be reduced to fifty feet for a lot with single-family attached (rowhouse) dwelling only.

17) The minimum lot frontage requirement for single-family attached dwelling shall be twenty feet except that the minimum lot frontage requirements may be waived for single-family attached (rowhouse) dwellings located on lots, which do not front a street.

R-H-2.1, 1.8

18) The minimum density shall be more than fifteen dwelling units per net acre in accordance with the General Plan except for existing lots of record that are seven thousand two hundred square feet or less in size.

19) Minimum lot sizes may be reduced when the exclusive use of such lots is intended for utility substations, pumping stations, and other similar facilities.

20) Unenclosed porches and architectural entry features may encroach a maximum of five feet into front or corner side yards.

21) Where adjoining lots on the same block face in an R zoning district are improved with residential dwellings, the required minimum front and corner side yards for new structures, as applicable, shall be the average of the front or corner side yard depths for the dwellings located on the adjoining lots. For residential additions, the existing front or corner side yard may be maintained if less than the average. The average shall not include the yards provided for detached garages or carports located on the adjoining lots.

22)

a. The minimum interior side and rear yard setbacks shall be increased to ten feet per story (except for single-family detached dwellings) to a maximum of thirty feet when an interior side or rear yard of a lot abuts an R-L-5.5 or R-M-3.6 zoning district.
b. The required minimum interior side yard setback may be eliminated on lots that have abutting single-family attached (rowhouse) dwellings. This shall apply only to the interior side yard where the single-family attached (rowhouse) dwelling unit abuts another single-family attached (rowhouse) dwelling unit.

23) Single-family detached dwellings shall be subjected to the R-M-3.6 zoning district regulations.

24) In the R-H-1.9 zoning district and the R-H-2.1 zoning district, the minimum lot size for a lot with a single-family attached (rowhouse) dwelling may be reduced to the minimum lot area per dwelling unit specified for the applicable zoning district.

25) The minimum lot width requirements may be reduced to twenty feet and the minimum lot depth may be reduced to fifty feet for a lot with a single-family attached (rowhouse) dwelling only.

a. The minimum lot frontage requirements for single-family attached dwellings shall be twenty feet except that the minimum lot frontage requirements may be waived for single-family attached (rowhouse) dwellings located on lots, which do not front a street.

Source: City of Salinas Zoning Code, 2015

Table 47: Summary of Commercial Zoning Requirements

Zoning District	Minimum Lot Area (sq. ft.)	Minimum Lot			Maximum Building Height (ft)	Minimum Front Yard (ft)	Minimum Interior Side Yard (ft.)	Minimum Corner Side Yard (ft.)	Minimum Rear Yard (ft.)
		Width (ft)	Depth (ft)	Frontage (ft)					
CO/R	7,500 [4]	75	100	50	30 [2]	15 [1, 3]	0	10 [3]	10
CO	7,500 [4]	75	100	50	30 [2]	10 [1, 3]	0	10 [3]	10
CR	7,500 [4]	75	100	50	No Height Limit	0 [1, 3]	0	0 [3]	0
CT	10,000 [4]	100	100	50	No Height Limit	0 [1, 3]	0	0 [3]	0

Notes:

1) Front yards may be reduced to the average distance of existing buildings from their front property line on the two abutting lots adjoining the front property line.

2) Structures shall not intercept a forty-five-degree incline plane inward from a height of ten feet above existing grade at an R zoning district boundary line. Single story structures and ground level parking may encroach a maximum of five feet into required side and rear yards.

3) Any area between the front and corner side property line and the building, exclusive of driveways, shall be landscaped.

4) Minimum lot sizes may be reduced when the exclusive use of such lots is intended for utility substations, pumping stations, and other similar facilities, or in conjunction with shopping centers and office complexes where two or more separate lots would be created and be subject to a reciprocal agreement utilizing shared parking, landscaping, and related facilities when it can be demonstrated that the purpose of the district can be achieved and that the public health, safety, and general welfare will be maintained.

Source: City of Salinas Zoning Code, 2015

Table 48: Summary of Mixed-Use Zoning Requirements

Zone	Minimum Lot Area (sq. ft.)	Minimum Lot			Maximum Building Height (ft)	Minimum Front Yard (ft)	Minimum Interior Side Yard (ft.)	Minimum Corner Side Yard (ft.)	Minimum Rear Yard (ft.)
		Width (ft)	Depth (ft)	Frontage (ft)					
MAF	7,500 [5]	50	100	50	65 [3, 4, 6]	0 [1, 2]	0 [6]	0 [1, 2]	5 [6]
MX	No Minimum	50	100	50	65 [3, 4, 6]	0 [1, 2]	0 [6]	0 [1, 2]	5 [6]

Notes:

1) Nonresidential and mixed use buildings shall have a build-to line of 0 feet except that the front or corner side street facades of such buildings may be set back to accommodate pedestrian oriented outdoor uses and amenities which the city planner determines are appropriate to an urban setting, such as outdoor patio dining areas, plazas and courtyards, fountains, public art, entry forecourts, and landscaping.

2) Structures and buildings with ground floor residential uses shall have a front and corner side yards of at least five feet, but no greater than ten feet. Stairs, landings, patios, unenclosed porches and architectural entry features, landscaping and similar features may occupy such yards.

3) Additional building height may be considered for mixed use buildings and developments subject to the approval.

4) Except as permitted in *Section 37-50.080: Exceptions to height limits and Section 37-30.280 (j): Roof Treatments*.

5) Minimum lot sizes may be reduced when the exclusive use of such lots is intended for utility substations, pumping stations, and other similar facilities or in conjunction with shopping centers and office complexes where two or more separate lots would be created and be subjected to a reciprocal agreement utilizing shared parking, landscaping, and related facilities when it can be demonstrated that the purpose of the district can be achieved and that the public health, safety, and general welfare will be maintained.

6) Structures shall not intercept a forty-five degree incline plane inward from a height of ten feet above existing grade at an R zoning district boundary line. Single story structures and ground level parking may encroach a maximum of five feet into required side and rear yards.

Source: City of Salinas Zoning Code, 2015

D. New Urbanism

The Salinas General Plan has integrated principles of New Urbanism into the development goals and policies for the City's long-term growth. Two base districts and two overlay districts have been established to allow a mixture of land uses and a higher density and intensity of development standards than typically described for other zoning districts in the City. These districts are as follows:

(1) New Urbanism (NU) Zoning Districts

The NU zoning districts consist of five districts: Neighborhood Edge/Low Density Residential (NE), Neighborhood General 1/Medium Density Residential (NG-1), Neighborhood General 2/High Density Residential (NG-2), Village Center (VC), and New Urbanism Interim (NI). The New Urbanism Districts promote the principles of New Urbanism and the creation of distinct identifiable neighborhoods that have Traditional Neighborhood Development (TND) characteristics as expressed in the Salinas General Plan. The New Urbanism districts are guiding the development of the City's Future Growth Area (FGA). Both the West Area Specific Plan (WASP) and the Central Area Specific Plan (CASP) incorporated the principals of New Urbanism, including walkable communities, housing, employment, and shopping in proximity, accessible open spaces, and creating a unique sense of place within each community. The New Urbanism districts are as follows:

- **Neighborhood Edge/Low Density Residential (NE)** – The purpose of the NE zoning district is to provide areas for predominately detached single-family dwellings, together with other dwelling types at the minimum average density to be not less than six dwelling units per net residential acre and the maximum average density is not more than eight dwelling units per net residential acre without a density bonus.
- **Neighborhood General 1/Medium Density Residential (NG-1)** – The purpose of the NG-1 zoning district is to provide areas for a diverse range of low, medium, and high density dwellings such as detached single-family dwelling units on large and small lots, row houses, green courts, duplexes, cottages, and attached multi-family dwelling units where the minimum average density within this district is not less than nine dwelling units per net residential acre and the maximum average density is not more than fifteen dwelling units per net residential acre without a density bonus.
- **Neighborhood General 2/High Density Residential (NG-2)** – The purpose of the NG-2 zoning district is to provide areas for medium and high density dwellings such as lane homes, green courts, cottages, row houses, and multi-family dwelling units where the minimum average density is not less than sixteen dwelling units per net residential acre and the maximum average density is not more than twenty-four dwelling units per net residential acre without density bonus.
- **Village Center (VC)** – The purpose of the VC zoning district is to provide areas for mixed use, stand-alone retail and office uses, flex use, high density residential, and public and semipublic facilities generally sited along a "Main Street" or around a village square where the maximum dwelling units per acre is ten dwelling units per acre and the maximum floor area ratio is 1.0. General Plan provisions allow for a conversion of allowable commercial floor area to residential units at a ratio of one unit per 1,000 square feet of floor area.
- **New Urbanism Interim (NI)** – The purpose of the NI zoning district is to provide a transitional zone for the future growth areas of the City located north of East Boronda Road that are annexed into the City and are subject to the preparation of specific plans and subsequent subdivision maps.

(2) Mixed Use Districts

The zoning districts, consisting of the Mixed Use (MX) and Mixed Arterial Frontage (MAF) zoning districts, are applied to areas that the Salinas General Plan has identified as appropriate for a mixture of commercial, office, institutional, and business uses emphasizing retail, entertainment, and service activities in addition to medium and high-density residential uses. Specific use classifications, development regulations, and design standards are applied to these properties to minimize conflicts between uses and facilitate pedestrian-oriented activity centers.

Mixed Use Districts provide the highest level of flexibility for the development of housing. As shown in **Error! Reference source not found.**, existing development regulations include minimum and maximum set back requirements to ensure the utilization of the largest development pad possible. Additionally, FAR and dwelling unit regulations are exceptionally high in comparison to adjacent jurisdictions. This flexibility in development regulations, and the housing policies for the Downtown Core area, will provide significant opportunities for the provision of housing in the Downtown and other areas.

- **Mixed Use (MX)** – The MX zoning district provides opportunities for mixed-use, office, public and semipublic uses, and commercial uses that emphasize retail, entertainment, and service activities. Medium and high-density residential uses are encouraged within the MX zoning district to facilitate pedestrian-oriented activity centers.
- **Mixed Arterial Frontage (MAF)** – The MAF zoning district provides a combination of mixed use, commercial, and small-scale non-nuisance industry along certain areas of North Main Street, East and West Market Streets, and other arterials that have highly mixed land use patterns of existing development. Stand-alone residential uses within the MAF zoning district are generally not encouraged, unless on a vacant site or as part of a comprehensive revitalization of the property subject to the approval of a Conditional Use Permit. Residential uses in mixed-use buildings may only be combined with office, retail, restaurants, and service commercial uses, and not with industrial, maintenance, vehicle repair and restoration, or storage activities.

(3) Focused Growth (FG) Overlay District

The Focused Growth (FG) Overlay district is applied to existing urbanized areas that the Salinas General Plan has identified for additional growth and revitalization. The purpose of the FG Overlay district regulations is to focus growth at high potential, under-utilized sites within the City of Salinas by providing standards that will enhance the City and its neighborhoods and create incentives for mixed-use neighborhoods that are active, pedestrian-friendly, safe, and welcoming. Properties located in a FG Overlay district are subject to the more specific use classifications and development regulations identified in Article IV, Division 4: Focused Growth (FG) Overlay district.

- **Focused Growth Overlay Area 1 (Laurel Drive at North Main Street)** – Focused Growth Overlay Area 1 is located north of downtown Salinas and adjacent to the Sherwood Park and Salinas sports complex. This highly visible and well-traveled commercial district benefits from strong residential neighborhoods both to the east and the west. FG 1 has the capacity for 47 units at densities of 15 to 24 units/acre and 379 units at 30 to 40 units/acre on underutilized sites at least one-half acre in size.
- **Focused Growth Overlay Area 2 (North Main Street/Soledad Street)** – Focused Growth Overlay Area 2 is centered around the intersection of North Main Street and West Rossi Streets. This area receives high traffic volume and visibility with its immediate proximity to both the US

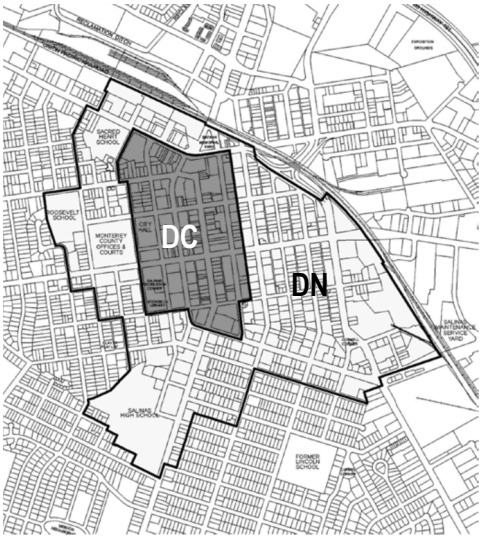
101 Highway and the downtown core. FG 2 has the capacity for 72 units at densities of 15 to 24 units/acre and 296 units at 30 to 40 units/acre on underutilized sites of at least one-half acre in size.

- **Focused Growth Overlay Area 3 (South Main Street)** – Focused Growth Overlay Area 3 stretches from Geil Street on the north to Blanco Road on the south and contains existing commercial buildings that transition into the surrounding residential neighborhoods. FG 3 has the capacity for 48 units at densities of 15 to 24 units/acre and 463 units at 30 to 40 units/acre on underutilized sites of at least one-half acre in size.
- **Focused Growth Overlay Area 4 (Abbott Street)** – Focused Growth Overlay Area 4 stretches from John Street in the north to East Romie Lane in the south and is in proximity to the Salinas Valley Memorial Hospital. FG 4 has the capacity for 100 units at densities of 15 to 24 units/acre and 379 units at 30 to 40 units/acre on underutilized sites of at least one-half acre in size.
- **Focused Growth Overlay Area 5 (East Alisal Street/East Market Street)** – Focused Growth Overlay Area 5 includes properties fronting Alisal and Market Streets from Sanborn Road to Kern Street. Cesar Chavez Community Park is located to the north of this area. FG 5 has the capacity for 45 units at densities of 15 to 24 units/acre and 71 units at 30 to 40 units/acre on underutilized sites of at least one-half acre in size.

(4) Central City (CC) Overlay District

The Central City (CC) Overlay district consists of two areas, the Downtown Core (DC) and the Downtown Neighborhood (DN), which are applied to the existing urbanized areas of the City's downtown. The purpose of the CC Overlay district is to provide development regulations and design standards to encourage and accommodate development of mixed use, commercial, retail, and office uses within the Central City, increase opportunities for infill housing and innovative retail, and improve transportation corridors into pedestrian-oriented civic boulevards with mixed-use projects. Properties located within the CC Overlay district are subject to the more specific development regulations and design standards identified in Article IV, Division 5: Central City (CC) Overlay District.

Figure 7: Central City Overlay



- **Downtown Core (DC) Area** – The use classifications for properties located in the DC area are those of the underlying base district, with several exceptions. One of the exceptions restricts residential uses on the ground floor fronting Main Street regardless of the underlying base district designation.
- **Downtown Neighborhood (DN) Area** – Properties in the DN area are subject to the use classifications and development regulations of the underlying base district, except buildings shall be a maximum of 50 feet in height and the density and FAR limitations for the DC area shall also apply to properties zoned CO, CR, PS, and MX in the DN area.

Table 49: Downtown Core Area Zoning Requirements

Standard	Requirement
Lot Size-Minimum	7,500 sq. ft.[1,2]
Lot Depth- Minimum	100 ft.[1,3]
Lot Width- Minimum	50 ft.[1,3]
Lot Frontage- Minimum	40 ft.[1,3]
Front Yard- Minimum/Maximum	0 ft./ 10 ft.
Side Yard	0 ft.
Interior Yard- Minimum/Maximum	0 ft./ 10 ft.
Corner Side Yard- Minimum/Maximum	0 ft./ 10 ft.
Rear Yard- Minimum	0 ft.
Height- Maximum	40'-160' according to Figure 37-40.110 in the Zoning Code [4]
FAR/Residential Density- Maximum	4.0 FAR + 80 d.u. per net acre without density bonus[5]

Notes
1) No minimum lot size, depth, or width will be required to accommodate viable renovation and use of existing historic or architecturally significant buildings, as determined by the City Planner.
2) The minimum lot size for lots with a single-family attached dwelling may be reduced to one thousand square feet.
3) For lots with a single-family attached dwelling, the minimum lot width requirements may be reduced to a minimum of twenty feet and the lot depth may be reduced to fifty feet. The minimum lot frontage requirement for single-family attached dwellings shall be twenty feet except that the minimum lot frontage requirement may be waived for single-family attached (rowhouse) dwellings located on lots, which do not front a street.
4) Structures shall not intercept a forty-five degree inclined plane inward from a height of ten feet above existing grade at an R-district boundary line. Single-story structures and ground level parking may encroach a maximum of five feet into required side and rear yards.
5) The method of relating floor area ratio and dwelling units per acre equates forty dwelling units per acre to a 1.0 floor area ratio. Any combination of this ratio may be used to determine appropriate residential density on a site, such as 0.25 FAR=10 dwelling units per acre and 0.5 FAR=20 dwelling units per acre.
Source: City of Salinas Zoning Code, 2015

(5) Downtown Vibrancy Plan

In 2013-2015, 28 meetings of the Downtown Stakeholder Team (18 to 24 members) and three community meetings were held to develop the "Downtown Vibrancy Plan (DVP)." On March 17, 2015, the City Council accepted the DVP as a strategic document and directed staff to proceed with seeking funding for capital improvements, policy changes, and operating budgets beginning in FY 2015-16 and subsequent years. The DVP recommends expanding the area of the Central City Overlay district and rezoning key catalyst sites such as surface parking lots from the Public/Semipublic zoning district to Mixed Use zoning district or Mixed Arterial Frontage zoning district.

In December 2019, the City accepted an SB2 grant award from the state Housing and Community Development Department (HCD) in the amount of $310,000. Grant funds are to be used to facilitate the production of housing by undertaking the necessary planning and environmental studies and analyses to consider changing land use and zoning designations of identified opportunity sites to allow for higher density residential or mixed-use development. This SB2 grant award enabled the City to undertake the planning and environmental study and analysis required to prepare the proposed Amendments.
In November 2021, the City rezoned the following sites to allow for additional housing production:

- ITC, northwest corner of North Main Street and West Market Street.

- Parking Lot 12, northwest corner of Lincoln Avenue and West Gabilan Street located at 122 Lincoln Avenue.
- Parking Lot 8, southeast corner of Lincoln Avenue and West Gabilan Street located at 210 Salinas Street.
- Parking Lot 1, Salinas Street between West Alisal Street and West Gabilan Street, mid-block located at 219 Salinas Street.
- Parking Lot 5, southwest corner of Monterey Street and East Alisal Street located at 300 Monterey Street.
- Permit Center and Parking Garage, 65 West Alisal Street between Lincoln Avenue and Salinas Street.

(6) East Romie Lane Corridor (ERL) Overlay District

The purpose of the East Romie Lane Corridor (ERL) Overlay district is to ensure that adequate and sufficient off-street parking is provided in the vicinity of Salinas Valley Memorial Hospital for office uses and to encourage the provision and location of office and multi-family residential uses in the East Romie Lane Corridor in accordance with the General Plan. The ERL Overlay district may be combined with any underlying base zoning district. The maximum FAR in the ERL Overlay district is 1.0 + 10 du/ac for mixed office and residential uses up to a maximum of 20 du/ac for residential projects without office uses. Where a conflict occurs with the base district, the ERL Overlay district regulations prevail.

E. Parking Requirements

Tables 50 and 51 summarize residential parking requirements in Salinas. The City's parking standards are only slightly above the State density bonus parking requirements and the City offers reduced parking for special residential uses such as senior housing and SRO to facilitate the development of smaller units.

Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available lot areas for residential development. The City determines the required number of parking spaces based on the type and size of the residential unit and has found the required parking spaces to be necessary to accommodate the number of vehicles typically associated with each residence. The City also provides a reduced parking requirement for mixed use residential buildings to encourage the development of such uses.

Table 50: Residential Parking Requirements

Type of Residential Development	Required Parking Spaces (off street)
Single-family Dwellings (Detached and Attached Units) Duplex Dwellings, Green Court Dwellings, Multiple Detached Dwellings	4 bedrooms or less: 2 per dwelling unit (2 garaged*)
	5+ bedrooms: 3 per dwelling unit (2 garaged*), 3rd space may be tandem.
Multifamily Dwellings (except for condominiums)	Studio: 1 per unit.
	1- bedroom: 1.5 per dwelling unit.
	2- or 3- bedrooms: 2.0 per dwelling unit.
	4+ bedrooms: 3.0 per dwelling unit.
Condominiums	4 bedrooms or less: 2 per dwelling unit (2 covered).
	5+ bedrooms: 3 per dwelling unit (2 covered), 3rd space may be tandem.
Mobile home Parks	2 per dwelling unit, (1 covered); plus 1 space per 8 dwelling units, which must be designated for guest parking; tandem parking is permitted.
Accessory Dwelling Units	Refer to latest State law.
Senior Housing	1.0 per dwelling unit.
	0.5 per dwelling unit for congregate housing.
Single Room Occupancy Housing	0.25 per dwelling unit.
Large Residential Care and Residential Service Facilities	1 per 3 licensed beds.
Interim Housing	1 per private sleeping room; plus 1 per 100 sq. ft. used for common sleeping areas.

Source: City of Salinas Zoning Code Section-50.360 et. seq., 2015
* Single-family attached dwelling unit parking spaces may be tandem.

Table 51: Mixed-Use Parking Requirements

Type of Residential Development	Required Parking Spaces (off street)
Mixed Use Buildings: Central City (Downtown Core Area) and Focused Growth Overlay Districts and the MX, MAF, and NU (VC) Districts only. (**)	Studios, 1- bedroom and 2- bedrooms: 1 per dwelling unit; plus Nonresidential Uses: 1 per 400 sq. ft. of nonresidential floor area.
	Loading requirement only applicable to buildings with 30,000 sq. ft. of gross floor area or more.
	For mixed use buildings that have dwelling units with more than 2-bedrooms, the mixed-use development parking and loading standard shall apply.
C Districts	Residential Dwelling Units (applicable to mixed use buildings with a max. of 3 dwelling units only):
	Studios, 1- bedroom and 2- bedrooms: 1 per dwelling unit; plus Nonresidential Uses: 1 per 400 sq. ft. of nonresidential floor area.
	For mixed use buildings with more than 3 dwelling units or with dwelling units with more than 2- bedrooms, the mixed use development parking and loading standard shall apply.
Mixed Use Developments	The number of off-street parking and loading spaces to be provided shall be equal to the sum of the requirements prescribed for each residential and nonresidential use.

Source: City of Salinas Zoning Code Section 37- 50.360 et. seq., 2015.
** On-street parking may be used to satisfy the off-street parking requirements in accordance with the provisions of Section 37-30.280(q) (3): On-street Parking.

F. Height Limits

The City's height limits are generally adequate to accommodate the allowable densities. A rule of thumb from the development community is one story per 10 units per acre. The City's height limits for multi-family housing and mixed use development exceed this rule of thumb. Furthermore, the City does not limit height based on number of stories but based on feet, providing flexibility in design and varying height depending on unit types and uses.

G. Minimum Lot Sizes

Minimum lot sizes reflect the City's existing subdivision patterns and range from 5,500 to 7,200 square feet for residential parcels and from 7,500 to 10,00 square feet for commercial parcels. These are reasonable to facilitate the development of multi-family and mixed use developments.

H. Cumulative Impacts of Land Use Controls

The maximum number of units allowed in a multi-family residential development is determined primarily by the minimum lot area required per dwelling unit, the maximum allowable site coverage and the maximum permitted building height. Of these three regulations, the minimum lot area required per dwelling unit is the most important in determining the number of units that can be developed on a site. This regulation accounts for the minimum size of the unit based on bedroom count and the necessary parking and recreational space for each unit. Based on the numerous constructed and approved multi-family projects in Salinas that have been developed while adhering to these regulations, the City has not found that the development regulations adversely impact the cost and supply of the housing or the ability to achieve maximum densities.

The regulations established for residential development have been determined to be the minimum necessary to carry out the purpose of each zoning district and create healthy living environments for the City's residents. As densities increase and the City moves toward a more metropolitan urban form and features a higher degree of transit-oriented development, the development regulations that were considered appropriate in a neighborhood context may not be appropriate in the Central City or adjacent transit corridors where parking and open space may be able to be met in consolidated locations off-site.

While the City's development regulations have not been an impediment to providing housing, economics have a significant impact on the development of new housing, especially new multi-family housing. It is noteworthy to point out that the multi-family housing constructed in Salinas over recent years has been developed primarily by non-profit housing providers, such as CHISPA, Interim Inc., and the Housing Authority of the County of Monterey (HACM). The City's HUD funds are usually essential to jumpstart projects (by funding predevelopment costs) or finalizing the financing by fulfilling local match requirements. Recent projects by non-profit developers include the 80-unit Parkside One project for lower-income seniors, completed by the Housing Authority of Monterey County (HAMC) in 2023 with financial assistance from Salinas. These non-profit housing providers have been able to successfully develop projects due to their ability to leverage a number of different funding sources and to receive subsidies that are targeted to address the affordable housing needs of their clients.

The HACM's 80-unit Parkside One project is a classic example of this unique financing structure, which relied on 2.3 million in City funding, from sources like PLHA and HOME, to complement other funding secured by HACM.

Without the multiple layers of public subsidies, an affordable housing project cannot be achieved in the marketplace by for-profit developers, because market rents would not come close to covering the debt service on the project financing much less provide a reasonable profit for the developer.

Economic conditions will have a significant impact on the development of all new housing for the immediate future. The Parkside One project was constructed for just under $600,000 per dwelling unit. Construction costs increased dramatically during the COVID-19 pandemic, as inflation, national supply chain issues, and increased demand from consumers who initiated home remodel projects during stay-at-home orders and remote work assignments combined to drive up costs. This national trend is showing signs of moderating as inflation declines, existing projects are completed, and workers return to the office. As costs moderate, it is possible the City will see affordable housing construction costs come down to levels closer to what they were before the pandemic.

(7) Barriers to Infill Developments

The DVP proposes to reallocate downtown's parking resources and repurpose underutilized surface parking lots into structured parking and redevelopment sites. Rather than control the amount of parking required per parcel, the DVP recommends consolidating various existing and development driven demands onto single parcels in "stacked" parking arrangements. Since a shortage of on-site parking could become a common issue with future downtown development, a district-wide approach to providing parking is recommended.

In addition to on-site parking requirements, on-site open space requirements may not be practical on small infill lots and could potentially be a constraint on housing development. The DVP suggests relief from on-site open space requirements when parks and plazas are nearby, which would remove it as a constraint.

Furthermore, the Central City Overlay and the Downtown core area have other regulations, as outlined in Zoning Code section 37-40.290, intended to promote a vibrant, mixed-use community, with greater opportunities for infill housing. (https://library.municode.com/ca/salinas/codes/code_of_ordinances?nodeId=PTIITHCO_CH37ZO_ARTIVOVDIRE_DIV5CECCOVDI). The City has experienced recent successes in adaptive reuse of office buildings in the Downtown to mixed-use residential (Rabobank and Bruhn Building Apartments). In 2021 the City used SB2 grant funding to rezone four (4) City-owned parking facilities to mixed-use to encourage housing development, and the City is currently in discussions with developers for those sites.

As part of the City's Visión Salinas 2040 General Plan Update, the City will be switching to a more flexible Place Type form of zoning. The Place Type for the City's downtown will be City Center and allow 1-8 stories of mixed-use, with a floor area ratio of 6.0 and up to 80 dwelling units per acre. This change is intended to further support the development of high quality, higher density, mixed-use housing within the downtown core.

I. Density Bonus Ordinance

(8) State Density Bonus

Given the changes to the State's Density Bonus law since 2015, the City's Density Bonus Ordinance is no longer current. The City has obtained outside legal assistance to perform the update and anticipates completing an update to the Density Bonus Ordinance by the Fall of 2023 or Spring of 2024. This Housing Element includes a program to continue updating the City's Density Bonus Ordinance to be consistent with State law if other changes are made.

In accordance with Chapter 4.3 Section 65915 *et. seq.* of the California Government Code, the City of Salinas has adopted a Density Bonus Ordinance (Chapter 37-50.060 of the Zoning Code). Upon request from the applicant, the City grants a density bonus based on the percentage of affordable units, senior housing units or transfer of land to the City for development of very low income housing units or the provision of child care facilities, consistent with State law. Projects qualifying for the density bonus also receive reduced parking requirements, concessions and other development incentives. If a waiver or modification is requested, the developer must show that the waiver or modification is necessary to make the housing units economically feasible and that the development standard(s) will have the effect of precluding construction at the density or with the concession(s) that are permitted under the density bonus section of the Zoning Code. The applicant must submit appropriate financial analysis and documentation.

(9) Senior Housing Density Bonus

In response to the growing need for senior housing, the City also offers a second type of density bonus that is far more generous than the bonus mandated by the State of California. This density bonus applies to Senior Housing Type 2 developments of five dwelling units or more that are designed for residency by qualifying residents in accordance with California Civil Code Section 51.3 and in which a minimum of 50 percent of the dwelling units are provided at an affordable housing cost.
A minimum of 60 percent of affordable housing units must be available at an affordable rent or affordable ownership cost to very low-income senior households, and 40 percent of affordable housing units must be available at an affordable rent or affordable ownership cost to lower income senior households. However, a greater percentage of very low-income senior housing units may be provided in lieu of some

or all of the lower income senior housing units on a one-to-one ratio. The density bonus is equal to the percentage of affordable housing units in the Senior Housing Type 2 development.

J. Other Local Ordinances

Short Term Rental Prohibition

The popularity of Short-term rentals has continued to grow in recent years, leading to a greater impact on local housing markets as an increasing number of property owners embrace short term rentals over traditional long-term rentals. In order to protect the supply of local rental properties, many communities have enacted ordinances banning Short Term Rentals.

As noted in Chapter 3, 52% of the City's households are renter occupied, and the City has an interest in protecting rental housing stock for our community. While the City of Salinas does not have an ordinance banning short term rentals, they are effectively prohibited by definition within the City Code, which requires any rental shorter than 28 days be through a permitted hotel.

4.1.5 Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

The City of Salinas has adopted the 2022 California Building Standards Code. Other codes commonly adopted by reference within the region include the California Mechanical Code, California Plumbing Code, California or National Electric Code, Uniform Housing Code, and California Fire Code. Less common are the California Uniform Code for the Abatement of Dangerous Buildings, the Urban-Wildland Interface Code, and the Uniform Code for Building Conservation. Adopted amendments to the 2022 California Building Code address the following: Calgreen Construction Waste Plan

Additionally, the city does place restrictions on building within the flood overlay zone. These measures help to protect the public and their property from flood hazards by limiting development within those areas subject to flooding and ensuring that allowed development occurs in a manner that does not increase the risk of flooding to the project, nor the community as a whole. This overlay primarily affects the Carr Lake agricultural area, which is not zoned for development.

Starting in 2023, the City is requiring all rental properties to participate in a Rental Registry. This requirement includes a nominal fee to support the administration of the program and is not viewed as a constraint on future development of rental housing.

Based on its analysis, the City finds the Building Code, local amendments and code enforcement activities to not be constraints to the development, maintenance or preservation of housing.

4.1.6 Housing for Persons with Disabilities

K. Land Use Controls

The City of Salinas allows, by-right, residential care facilities for six or fewer persons in any residential zoning district and in the NE, NG-1, NG-2 and A zoning districts. Group care facilities for seven or more persons are permitted subject to a Conditional Use Permit in any residential, mixed-use and New

Urbanism zoning districts, in commercial zoning districts, as well as agricultural zoning districts. Conditional Use Permits are approved administratively, but subject to appeal and subsequent review and approval by the Planning Commission City Council. The required findings for approval are:

a) That the proposed location of the use is in accordance with the objectives of the Salinas general plan, this Zoning Code, and the purposes of the district in which the site is located;
b) That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained are consistent with the Salinas general plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city; and
c) That the proposed conditional use complies with the provisions of this Zoning Code, including any specific conditions required for the proposed use.

Finding b) may be considered subjective and potentially impede the development of housing for persons with disabilities. The Housing Element contains an action to review and revise the finding to ensure objective standards of review for certainty in outcomes.

The parking standard – one space per three beds – is generally lower than similar residential uses. For example, a seven-person facility would require less than three spaces. At least four bedrooms are needed to accommodate seven persons based on the standard of two persons per room. This parking standard is lower than a typical four-bedroom home and therefore not a constraint to development.

L. Reasonable Accommodation

Building and development standards may constrain the ability of persons with disabilities to live in housing units that are suited to their needs. The City developed a formal reasonable accommodation ordinance in 2015 (Ord. No. 2561) which is included in Chapter 17 of the City Code.

Individual requests for reasonable accommodations are reviewed by the community development director or designee. Requests submitted for concurrent review with another planning approval, permit, or entitlement are reviewed by the authority reviewing the other land use application. Currently, required findings include subjective matter such as "potential impact on surrounding uses". The City will amend its required findings to remove subjective findings. This is an action in Program 6 of the Housing Plan.

M. Definition of Family

The City's Zoning Code defines family as "any group of individuals living together based on personal relationships. Excludes larger institutional group living situations such as dormitories, fraternities, sororities, monasteries, and nunneries, and also excludes such commercial group living arrangements as congregate housing, boardinghouses, lodging-houses, and farm labor camps." This definition is consistent with State law.

N. Building Code

The of Salinas has adopted the 2022 California Building Standards Code and routinely adopts updates as they become available. The City has not adopted any special amendments to this Code that would impede housing for persons with disabilities.

4.1.7 Planning and Development Fees

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City of Salinas relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Planning fees for Salinas are summarized in Table 52.

Table 52: Planning Fees

Application	Fee
General Plan Amendment	$7,477.01
Conditional Use Permit	$6,162.71
Variance	$3,853.76
Site Plan Review	$667.80 - $5,566.05
Tentative Map	$10,230.41
Parcel Map	$3,046.05
Zone Change	$3,665.05

Source: City of Salinas, July 1, 2023.

Until 1978, property taxes were the primary revenue source for financing the construction of infrastructure and improvements required to support new residential development. The passage of Proposition 13 in 1978 has limited a local jurisdiction's ability to raise property taxes and significantly lowered the ad valorem tax rate, increasing reliance on other funding sources to provide infrastructure, public improvements, and public services. An alternative funding source widely used among local governments in California is the development impact fee, which is collected for a variety of improvements including water and sewer facilities, parks, and transportation improvements.

To enact an impact fee, State law requires that the local jurisdiction demonstrate the "nexus" between the type of development in question and the impact being mitigated by the proposed fee. Also, the amount of the fee must be roughly proportional to the impact caused by the development. Nevertheless, development impact fees today have become a significant cost factor in housing development.

The City of Salinas collects development impact fees for construction of housing units, as well as commercial and industrial development and schools. These fees are used to offset impact costs associated with traffic, sanitary sewer, storm drain, street trees and parks. In addition, other local agencies collect development impact fees associated with sanitary sewer (in addition to City fees), regional traffic impacts, school districts, and floodplain or wetlands management.

Table 53 summarizes the development impact fees required by the City and other relevant agencies for residential development. Given current economic conditions, these fees constitute a significant economic challenge to providing affordable housing in Salinas, as has been experienced in communities throughout the region. Based on current conditions, planning and development impact fees are in the order of $33,000 for a market-rate single-family home and $23,000 for a market-rate multi-family apartment unit. Assuming a construction cost of between $150-$300 per square foot, the cost to construct a 2,000 square foot single family home is between $300,000 and $600,000 and the permitting fees would be approximately 5-10% of the cost. Similarly, assuming a construction cost of between $150-$300 per square foot, the cost to construct an 800 square foot 2-bedroom multifamily unit is between $120,000 and $240,000 and the permitting fees would be between 5% and 10%.

The contribution of fees to home prices varies temporally as well as spatially. When times are good, housing production tends to lag behind demand, especially in coastal markets. Housing prices during such periods are chiefly affected by the balance between supply and demand and are much less affected by construction and development costs. When economic times are bad, and demand is weak, housing prices

are more sharply affected by the prices of construction inputs, including fees. The strength of the economy and housing market also determines the degree of fee shifting and who ultimately pays fees. During strong economic times, the final homebuyer or renter ends up paying housing development fees; the builder or developer is mostly an intermediary. During recessionary periods, the burden of paying of fees may be partially shifted back to the landowner.

Table 53: Residential Planning and Development Fees (April 2022)[1]

City of Salinas	Type	Cost Basis	Single Family[2]	Multi-Family[3]
Sanitary Sewer Trunk Line Fee	Bedroom	$633	$1,899	$1,266
Traffic Impact Fee:				
Existing City Limits (excluding the FGA)	Daily Trips	$451	$451	$451
Future Growth Area (FGA)	Daily Trips	$652	$652	$652
Storm Sewer Trunk Fee	Bedroom	$678	$2,034	$1,356
Park Fee	Per Sq Ft		$6,924	$5,184
Fire Impact Fee	Per Sq Ft		$373	$270
Police Impact Fee	Per Sq Ft		$2,067	$1,419
Library Impact Fee	Per Sq Ft		$1,471	$1,061
Recreation Impact Fee	Per Sq Ft		$818	$591
City Total			**$16,686**	**$12,205**
Local Agencies				
Transportation Agency of Monterey County				
Market-Rate Units	Dwelling Unit	---	$3,790.57	$2,661.72
Inclusionary Units – Moderate	Dwelling Unit	---	$2,958.78	$2,077.64
Inclusionary Units – Low, Very Low	Dwelling Unit	---	$2,186.41	$1,535.29
Monterey Regional Water Pollution Control Agency	Dwelling Unit	$5,654.65	$5,654.65	$5,654.65
School Fees[5]				
Alisal Union	Per Residential SF	$3.87	$7,740	$3,096
Salinas Union High	Per Residential SF	$2.96	$5,920	$2,368
Salinas Elementary	Per Residential SF	$1.42	$2,840	$1,136
Santa Rita Union	Per Residential SF	$3.50	$7,000	$2,800

Notes:
1. City fees adjust on July 1st of each year. The above fees have been adopted and will become effective July 1, 2023.
2. Assumes a 2,000 square feet / 3-bedroom household.
3. Assumes an 800 square feet / 2-bedroom unit.
4. Sample school fees for a typical project only. Actual fees depend on the school districts involved for the specific location of the project.
5. Units in the FGA are subject to a higher Traffic Impact Fee rate and therefore, the overall total will be higher for these units.

Source: City of Salinas, 2023

4.1.8 Local Processing and Permit Procedures

Considerable costs to developers are associated with delays in processing development applications and plans. At times, these holding costs are passed through to renters and homeowners in the price/rent of housing, thus affecting the affordability. The City of Salinas' development review process is designed to accommodate housing development applications of various levels of complexity and requiring different entitlements, such as:

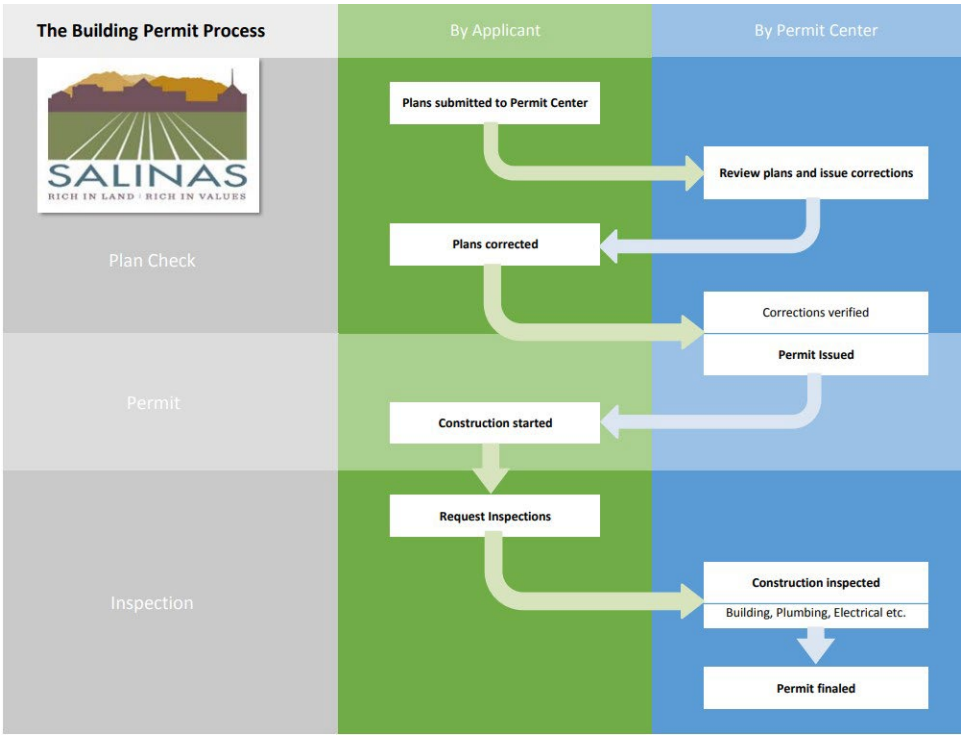
- Permitted: approved by issuance of a building permit
- Site Plan Review: approved by staff if it meets Zoning Conde development regulations
- Conditional Use Permit: approved administratively, but subject to appeal and subsequent review and approval by the Planning Commission City Council
- Planned Unit Development: reviewed by Planning Commission, approved by City Council

Processing times vary with the complexity of the project. Single-family dwelling unit applications typically take two to four weeks through the building permit process. Multi-family development applications take four to eight weeks through the building permit process and site plan review. The City's permit procedures do not unduly constrain housing development. The following discussion describes in greater detail the City's administrative development review procedures (such as Site Plan Review) as well as discretionary review and approval processes.

A. Site Plan Review

As previously indicated, the City of Salinas requires all multi-family residential projects to undergo a ministerial Site Plan Review, with approval by Planning staff if the plan is found to be consistent with the City's development regulations. The Site Plan Review process enables City staff (from the Community Development, Public Works, Police, and Fire Departments) to review development proposals prior to the building permit process. The plans are reviewed for consistency with City design standards and development regulations. The fees are minimal for this review. The Site Plan Review process does not serve as a constraint to housing production and often saves the applicant considerable time and resources. The time for processing a Site Plan Review varies with the complexity of the proposal. However, the review process can usually be accomplished in no more than 90 to 120 days.

Included here are two flyers the City provides the public to explain the process and the turn-around times for review and approval.


The Building Permit Process
By Applicant
By Permit Center
SALINAS
RICH IN LAND / RICH IN VALUES
Plan Check
Permit
Inspection
Plans submitted to Permit Center
Review plans and issue corrections
Plans corrected
Corrections verified
Permit Issued
Construction started
Request Inspections
Construction inspected
Building, Plumbing, Electrical etc.
Permit finaled

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT
65 W. Alisal Street • Salinas, California 93901
(831) 758-7251 • (831) 758-7938 (Fax) • www.ci.salinas.ca.us

Turn Around Times – Plan Review

The goal of the Permit Center is to meet or surpass turnaround times 90% of the time for all projects. The plan review times are based upon a 5-day workweek and don't include holidays or weekends. In order for staff to meet the required timelines, projects that are substantially incomplete will be returned to the applicant prior to submittal.

Project Type	1st Review	2nd Review	3rd Review	4th Review	5th Review
New Commercial, Major TI w/Structural or Stormwater	15 Working Days	10 Working Days	5 Working Days	3 Working Days	1 Working Day
New SFD, Non- Structural and Minor TI's	10 Working Days	5 Working Days	3 Working Days	1 Working Day	1 Working Day
Minor Non-structural Remodel w/o Engineering or Planning; B, M or S Occupancy	5 Working Days / OTC	3 Working Days / OTC	1 Working Days / OTC		
Miscellaneous Permits	3 Working Days / OTC	1 Working Day / OTC	1 Working Day / OTC		

Large or complicated projects may need additional reviews and extended review times. Individual schedules can be created with the applicant based upon scope of work.

Over the counter (OTC) plan review or re-check is available if the project meets designated criteria for an appointment (or 3 working days if there is an issue or if no appointment time is available). Where possible, applicants are encouraged to provide a .pdf plan via by e-mail at least 48 hours prior to appointment for pre-review and distribution with the goal for the OTC plan review to be completed in one visit.

Delays in plan review:
If plans are resubmitted after an extended period of time or significant changes are incorporated, then plan review momentum and efficiency is lost. In that case, the recheck turnaround time may be the same length of time as the first review. If major changes are required due to a poor plan (inconsistent, incomplete, multiple errors) submittal, the next review cycle will equal the time of the first review.

Planning Entitlements
All projects requiring a planning entitlement will not be accepted for plan review until the conclusion of the first round of the entitlement review process. After that point, the building permit plan check may run concurrent with the Planning Manager's approval, but at the applicant's risk.

One way in which review of plans has been streamlined is by use of objective design standards. Within the City, each zoning district has a set of design standards, as do the overlay districts within the City, e.g. Abbott Street Overlay District) and all Specific Plan areas within the City. The use of objective design standards simplifies the development process for both the developer and the City and reduces subjective discretionary decisions.

B. Conditional Use Permits

Conditional use permits (CUP) are required for certain land uses with unusual site development features or operating characteristics so that they may be designed, located, or operated in a compatible manner with uses on adjoining properties and in the surrounding area.

Most residential projects are permitted by right within the City's residential zoning districts. Single-family detached units are permitted by-right in all residential zones, except for the R-H-2.1 and R-H-1.8 zoning districts which are Residential High Density zones that permit multi-family development by-right. A Conditional Use Permit is required for a detached single family residence in the Residential High Density districts as the City's General Plan policies strive to maximize the development potential within each of the zoning districts, efficiently utilize the investment in infrastructure, and minimize the need to prematurely convert prime agricultural land to residential use.

A CUP is required for residential development in non-residential districts (e.g. a retail or commercial zoning district). In these cases, the project must be reviewed by the Planning Commission except that in certain cases an Administrative CUP can be approved by the City Planner as further discussed below. A CUP is granted when: 1) the proposed location of the use is in accord with the objectives of the zoning district and the General Plan; 2) the proposed use and the conditions under which it would be operated or maintained are consistent with the General Plan; 3) the proposed use would not be detrimental to the health, safety, and welfare of persons in the adjacent neighborhood nor detrimental to properties or improvements (e.g. negatively impact the provision of infrastructure and public services); and 4) the proposed use complies with the Zoning Code and any site-specific standards. Program 6 in Chapter 6 discusses creating objective design standards and updating CUP requirements for projects with housing.

The City's CUP process typically allows the Planning Commission to consider conditional uses within approximately 90 to 120 days. Moreover, the Zoning Code authorizes the City Planner to administratively approve projects without a public hearing if the project has a statutory or legislative exemption from CEQA and no negative response is received from public noticing.

C. Planned Unit Development (PUD) Permits

In certain cases, developers will propose projects which require alternative development standards. In these cases, the City allows developers to apply for a PUD. The PUD is designed to: a) reduce or eliminate design rigidity; b) ensure orderly and thorough planning; c) encourage variety and allow greater freedom in selecting the means to provide access, light, open space, and other amenities; d) encourage the assembly of properties that might otherwise be developed in unrelated increments; and e) allow freedom of design equaling or surpassing the quality required by zoning regulations. In the PUD approval process, the Planning Commission is advisory to and makes a recommendation to the City Council. The processing time for a PUD depends on the scale and complexity of the proposal. However, review may typically be accomplished within three to four months.

D. Specific Plan (SP) Overlay District

The Specific Plan (SP) Overlay district applies to eight existing (approved) Specific Plan areas located within the City as shown on the Salinas Zoning Map. The Specific Plan Overlay district also applies to the Future Growth Area (FGA) of the City. A Specific Plan must be approved by the City, prior to the development of any land located in the Specific Plan Overlay district. In conjunction with the annexation of lands into the City limits, a Pre-zone action is required. The City makes extensive use of the Specific Plan Overlay district to demonstrate consistency with General Plan policies and provides additional flexibility in zoning regulations and design standards to recognize the unique characteristics of the

neighborhood area. Although the Specific Planning process can be lengthy and usually necessitates the preparation of an environmental impact report, the Specific Plan is advantageous in that once it approved, development can generally be approved administratively, rather than undergo separate review.

4.1.9 On- and Off-Site Improvements

Site improvements required to develop specific sites vary depending on location and existing infrastructure, as well as the size of the subdivision. A subdivision of four or fewer lots is limited to the dedication of rights-of-way, easements, and the construction of reasonable off-site and on-site improvements for the parcels being created. As a condition of approval for a tract or parcel map, the subdivider must dedicate all parcels within the subdivision that are needed for streets, alleys, including access rights and abutters' rights, drainage, easements, public utility easements and other public easements. The subdivider agrees to improve all streets, alleys, drainage easements, public utility easements and other public and private easements. For subdivisions of five or more parcels, all utilities within the subdivision and along peripheral streets must be placed underground except those facilities exempted by the Public Utilities Commission regulations. Undergrounding is required for overhead lines on either side of the peripheral street. For subdivisions of four or less parcels, the subdivider is not required to underground overhead utility lines along peripheral streets, unless undergrounding of such utilities is likely to occur within the ten-year period following approval of the parcel map. In such cases, the subdivider is required to pay in-lieu fees of undergrounding such utilities. Requiring site improvements ensures that the necessary infrastructure is available for new development and is necessary to protect the health, safety and welfare of the City's residents.

The City has established standard street cross sections related to public facilities such as roadways and infrastructure facilities. Table 54 summaries the street design standards based on the City's subdivision requirements for both City-wide streets and streets in the proposed Future Growth Area. The standard street cross section and design standards shall be in conformance with Chapter 31 of the Salinas Municipal Code as the same may be amended or renumbered from time to time, or with the Specific Plans adopted for the Future Growth Area, as applicable.

Table 54: Street Design Standards

Street Type	R.O.W. Width (ft)	Pavement Width Including Shoulder (ft)	Traffic Index (T.I.)	Number of Lanes at Full Development	Sidewalk (ft)
Collector Streets					
Residential					
Type I	64	44	8	2	10
Type II	60	40	7	2	10
Commercial & industrial	64	44	9	2	10
Bus route	64	44	8	2	10
Local streets					
Standard residential	60	36	6	2	12
Commercial & industrial	64	44	8	2	10
Bus route	60	40	8	2	10
Alley residential	24	24	4	2	none

Table 54: Street Design Standards

Alley commercial	30	30	8	2	none
Cul-de-sac: maximum length= 400 feet; turnaround right-of-way diameter= 100 feet min.	56	36	5	2	10
Turnaround pavement diameter= 80 feet min.	100 (dia.)	80 (dia.)	5	2	10
Frontage road					
Residential road	42	30	5.5	2	10 (one side only)
Commercial road	50	36	8.5	2	10 (one side only)
Private road					
Subject to approval of the Planning Commission, Director of Community Development, and City Engineer.					
Proposed Future Growth Area (May be modified by the adopted Specific Plan)					
	Curb to Curb (ft)	**Park Lanes (ft)**	**Travel Lanes (ft)**	**Recommended Maximum ADT**	
Local Residential Street 1	32	7	9	1,000	
Local Residential Street 2	34	7	10	1,500	
Local Residential Street 3	36	7	11	2,000	
Local Residential Street 4	28	7	10.5	2,000	
Collector Street w/out Bike Lanes	38	8	11	3,000+	

Source: City of Salinas Municipal Code Section 31-804.5, 2015

4.1.10 Inclusionary Housing Program

Inclusionary housing describes a local government requirement that a specified percentage of new housing units be reserved for, and made affordable to, lower and moderate income households. The goal of inclusionary housing programs is to increase the supply of affordable housing commensurate with new market-rate development in a jurisdiction. This can result in improved regional jobs-housing balances and foster greater economic and racial integration within a community. The policy is most effective in areas experiencing rapid growth and a strong demand for housing.

As rental and owner-occupied housing prices in Salinas became increasingly more expensive, the City introduced an Inclusionary Housing Ordinance in 1992, which is incorporated into Article 3, Chapter 17 of the City's Municipal Code.

A. 2017 Update

As part of the City's 2015-23 General Plan Housing Element update, the City Council directed staff under "Action H-8: Inclusionary Housing" to update the existing Ordinance along with a nexus study. The City began working on an update to the Inclusionary Housing Ordinance in 2014 and completed the update in June 2017. As part of the update, the City Council approved the selection of the Technical Advisory Committee (TAC) to serve as the recommendation committee regarding the Ordinance update. The TAC was composed of various members from the development community and housing advocates. In addition,

the City contracted with Baird and Driskell Community Planning to assist with drafting the Ordinance update.

After an extensive draft Ordinance update process which included fifteen TAC meetings, two CDBG/Housing Subcommittee meetings, one Planning Commission meeting and one City Council housing study session, the City Council considered a draft ordinance in May of 2017 and adopted the final update in June 2017.

B. Requirements

The Ordinance applies to any project that requires any development permit and will create ten or more dwelling units or lots through either new construction or additions or alterations to existing structures. This includes:

1. New construction of at least ten units of for-sale housing;
2. Subdivision of property into ten or more lots; and
3. Additions or alterations to existing structures to create ten or more new dwelling units.

The Ordinance in Section 17-9 and 17-10 provides three standard on-site inclusionary options for developers who elect to provide housing on site. A key part of any application for a residential development is for the applicant to select the appropriate inclusionary option. The table below summarizes the three standard on-site options.

Applicants may also choose to propose alternatives to the standard on-site options as described in Section 17-13 of the Ordinance. These alternatives must be reviewed and approved by the City Council.

Table 55: Salinas Inclusionary Housing Requirements

	Option 1	Option 2	Option 3
	20%	15%	12%
Very low Income (50% of median)	4% Ownership or rental	Not Required	8% Rental
Lower Income (80% of median)	8% Ownership or rental	Not Required	4% Rental
Median Income (100% of median)	Not Required	6% All must be ownership	Not Required
Moderate Income (120% of median)	4% All must be ownership	6% All must be ownership	Not Required
Workforce Income (160% of median)	4% All must be ownership	3% All must be ownership	Not Required

C. Rental Housing Impact Fees and In-Lieu Fees

Developers of rental housing are required to pay a rental housing impact fee unless they voluntarily elect to mitigate the impact by providing affordable rental housing. If an applicant chooses to pay rental housing impact fees, the applicant will also make twelve percent (12%) of the units within the development available to Section 8 Housing Choice Voucher (Section 8) Program participants so long as the Section 8 Program is in effect. Units within the development that are offered to Section 8 Program participants should represent a unit and bedroom mix similar to other non-inclusionary units and be properly disbursed throughout the development. The applicant will include the proposed placement of the Section 8 Program units within the development as part of an Affordable Housing Plan submission to be reviewed and approved by the City. Developers of for-sale housing may elect to satisfy their affordable housing obligation by paying an in-lieu fee. All housing fees are deposited into the City's inclusionary housing trust fund. The City Council from time to time will adopt in-lieu fees and rental housing impact fees, which may be increased annually based on 8 increases of an established index. Full details regarding the dollar amounts and calculation of the in-lieu fees and rental housing impact fees are included in the City's adopted fee resolution. The fee is charged on a per square foot of residential development basis and are due when building permits are issued.

Generally, the fee is based on the square footage of the buildings, not counting parking. For apartments, hallways, elevators and stairs are excluded from the calculations.

Specifically, for Single-Family Detached Homes, Townhomes, and Condominiums, Residential Floor Area includes all horizontal areas of the several floors of such buildings measured from the exterior faces of exterior walls or from the center line of party walls separating two (2) buildings, minus the horizontal areas of such buildings used exclusively for parking. For Apartments, Residential Floor Area includes all horizontal areas of the several floors of such buildings measured from the exterior faces of exterior walls or from the center line of party walls separating two (2) buildings, minus the horizontal areas of such buildings used exclusively for covered porches, patios, or other outdoor space, amenities and common space, parking, elevators, stairwells or stairs between floors, hallways, and between- unit circulation.

D. Other Alternatives

There are a number of alternatives available for developers that require City Council review and approval. These alternatives are described in the Ordinance in Section 17-13. Below is a list of alternatives:

1. Land Dedication
2. Partnerships
3. Off-Site Construction
4. Transfers of Surplus Inclusionary Units
5. Other Options
    a. A developer may propose an option not listed in the Ordinance as part of the Affordable Housing Plan. It may be approved by the City Council if it provides substantially the same or a greater level of affordability and the same number of units as required by the basic options. Alternatively, a developer may propose to provide fewer units with deeper affordability.

E. Downtown Exemption

When the Inclusionary Housing Ordinance was updated in 2017, it included a Downtown Exemption, which covered the Central City Overlay District. At that time, the City Council supported the exemption in recognition of the number of inclusionary units already in the Downtown (Central City Overlay District), the need to support the 2015 Downtown Vibrancy Plan, and the findings of the 2017 Housing Target Market Analysis Study that found significant risks to downtown residential development and the untested market potential.

In the years since 2017, the Downtown has seen two successful infill housing projects, located at the former Rabo Bank building (301 Main Street) and the former Dick Bruhn Building (300 Main Street). In light of these successes, in November of 2022, the City Council reduced the Downtown Exemption to apply only to Adaptive Reuse projects within the Central City Overlay District and directed staff to return with an updated Housing Target Market Analysis and to begin working on an update to the City's Inclusionary Housing Ordinance.

F. Ordinance Update

In November 2022, the City Council directed staff to begin the process of updating the Inclusionary Housing Ordinance. In the Spring 2023, staff prepared a Request for Proposals for consultant services to prepare an updated nexus study and Inclusionary Housing Ordinance. The City selected a consultant in summer of 2023. Adoption of the new ordinance is anticipated by June 2024.

4.2 Environmental and Infrastructure Constraints

4.2.1 Environmental Constraints

Environmental hazards affecting housing units include seismic hazards, flooding, toxic and hazardous waste, fire hazards and noise. The following hazards may impact future development of residential units in the city.

A. Seismic Hazards

Salinas lies within a region with active seismic faults and is therefore subject to the risk of hazards associated with earthquakes. Seismic activity poses two types of hazards: primary and secondary. Primary hazards include ground rupture, ground shaking, ground displacement, and subsidence and uplift from earth movement. Primary hazards can induce secondary hazards including ground failure (lurch cracking, lateral spreading, and slope failure), liquefaction, water waves (tsunamis and seiches), movement on nearby faults (sympathetic fault movement), dam failure, and fires.

No known active fault is located in the City, and no Alquist-Priolo Earthquake Fault Zoning in the City has been identified by the State. Consequently, the potential for ground rupture is considered low. Although the potentially active King City and Gabilan Creek Faults (active within the last three million years, though not the last 11,000 years) are located within the City, they are not expected to generate seismic activity. The greatest seismic threat is related to the San Andreas and Calaveras Faults which are located outside of City limits.

Damage from earthquakes is often the result of liquefaction. Liquefaction occurs primarily in areas of recently deposited sands and silts and in areas of high groundwater levels. Especially susceptible areas

include sloughs and marshes that have been filled in and covered with development. Salinas has several former wetland areas that have been "reclaimed" (drained and filled) and developed. In addition, Salinas rests on almost 1,800 feet of alluvium.

The City assesses development proposals for potential hazards pursuant to CEQA, requiring mitigation measures to mitigate all identified public safety hazards. The City also implements the most recent geologic, seismic, and structural guidelines including the most recent California Building Code, with amendments to increase seismic safety. During the review of development proposals involving grading, unstable soils, and other hazardous conditions, the City requires surveys of soils and geologic conditions, and incorporated measures into projects that minimize geologic hazards.

B. Flooding

The Salinas area topography includes creeks and lakebeds which, with the exception of the Salinas River, are seasonal. All of the creeks are tributary to the Monterey County Water Resources Agency (MCWRA) Reclamation Ditch 1665, which serves as the primary drainageway for the City.

Flood-prone areas have been identified primarily in a wide band on either side of the creeks, in the vicinity of the Airport (a former historic lake), and a narrow strip along the Reclamation Ditch running northwest-southwest through the City. A series of lakebeds along the ditch are subject to flooding and are included in the floodplain as established by the Federal Emergency Management Agency (FEMA). These historic lakebeds along the ditch are subject to flooding during more intense storm events and serve as retention basins. Thus, they hold water when the capacity of the Reclamation Ditch is reached and protect areas downstream from flooding; although, the areas adjacent to the lakes also become flooded.

The City has a Sewage and Drainage Master Plan of 2004 that addresses the necessary storm drain system needed to meet development capacity identified in the 2002 Salinas General Plan. Existing problems with the storm drain system were identified and prioritized.

Salinas also has the potential for inundation due to the failure of the Nacimiento and San Antonio Dams. According to the 2022 Monterey County Multi-jurisdictional Hazard Mitigation Plan (MJHMP), in the event that one of these dams was to fail during a normal wet river flow, approximately two-thirds of Salinas would be flooded within 22 hours after failure. Salinas is required by Section 8589.5 of the California Government Code to have emergency procedures for the evacuation and control of populated areas within the limits of inundation below dams. In addition, real estate disclosure upon sale or transfer of property in the inundation area is required under Section 1103 of the Civil Code.

Salinas participates in the National Flood Insurance Program (NFIP), which is administered by FEMA. The NFIP program provides federal flood insurance and federally financed loans for property owners in flood prone areas.

The City also continues to control development in the floodplain and floodway through its Flood (F) Overlay District regulations and implementing Article IV, Division 1 of Chapter 37 of the Municipal Code (Sections 37-40.010 to 060). These measures help to protect the public and their property from flood hazards by limiting development within those areas subject to flooding and ensuring that allowed development occurs in a manner that does not increase the risk of flooding to the project, nor the community as a whole.

The City of Salinas has been issued several National Pollutant Discharge Elimination System (NPDES) permits by the Central Coast Regional Water Quality Control Board (CCRWQCB) during the late 1990s up until recently. The current NPDES permit is effective from October 1, 2019 through September 30, 2024. The City has no choice but to accept the conditions/requirements of the NPDES Permit once issued. The Permit requires all development to follow Low Impact Development (LID) principles which reduce sources of pollution and require all developments to approximate the pre-existing condition (before the influence of man) and mitigate any increases in storm runoff due to development and filter storm runoff before it enters streams and creeks. The impacts which trigger NPDES Permit requirements includes disturbing existing ground and creating and/or replacing impervious and/or managed turf surfaces over 2,000 square feet minimum area.

If a project is required to meet NPDES Permit requirements, storm water related development submittal process is triggered. The complexity of the submittal/review process increases as the impact increases up to the maximum requirements which are triggered at 22,500 square feet of impact. The NPDES Permit requirements add another review to the development process which requires experienced engineering design personnel to provide the required designs/calculations/submittals for City engineering staff/City engineering consultants to review and approve and can add additional design costs starting at approximately $2,000 and varying upwards for each project submitted for compliance. The related NPDES Permit compliance submittal and review process slows down the approval process when compared with projects which do not meet the thresholds and are not required to provide the required submittals. However, as previously related, the City has no choice but comply with the NPDES Permit requirements as the requirements are mandated by the CCRWQCB.

The current permit requires addressing these storm water standards on a parcel-by-parcel basis, in lieu of regional facilities. Thus, a 40-unit project on 3 acres would be required to install appropriate features on the 3-acre property to address the storm water development permit requirements, as opposed to paying toward a regional facility to address the water quality "impacts."

C. *Toxic and Hazardous Wastes*

Many chemicals used in household cleaning, construction, dry cleaning, film processing, landscaping, and automotive maintenance and repair are considered hazardous. Within Salinas there are approximately 228 generators of hazardous wastes. (Source: EPA Hazardous Waste Site Search- https://rcrapublic.epa.gov/rcrainfoweb/action/modules/hd/handlerindex). Hazardous waste generators include facilities such as automotive repair and medical office buildings. Of the 228 EPA-registered hazardous waste generators within the City, 17 are located in areas projected to be inundated by the 100-year flood projected by FEMA (Source: FEMA's National Flood Hazard Layer (NFHL) Viewer- https://www.fema.gov/flood-maps/national-flood-hazard-layer).

Both the federal government and the State of California require all businesses that handle more than a specified amount of hazardous materials or extremely hazardous materials to submit a business risk management plan to its local Certified Unified Program Agency (CUPA). In order to effectively manage hazardous materials and waste, the City also implements applicable portions of the Monterey County Hazardous Waste Management Plan and works with the Salinas Valley Solid Waste Authority to implement its Household and Small Business Hazardous Waste Programs.

D. Brownfields

GeoTracker is an online database maintained by the State Water Resources Control Board that (1) provides access to statewide environmental data and (2) tracks regulatory data for the following types of sites: Leaking Underground Storage Tanks (LUFT) cleanup sites; Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites); Military sites (consisting of: Military Underground Storage Tank [UST] sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]); Land Disposal sites (Landfills); and Permitted UST facilities. Viewing the map of sites in Salinas shows a concentration in the downtown area and Market Street corridors, in part because of the age of development as well as hazardous activities that were allowable in the past. (Source: State Water Resource Control Board, GeoTracker- https://geotracker.waterboards.ca.gov/).

E. Fire Hazards

Salinas is an urbanized community surrounded by agricultural lands. The greatest fire risk in Salinas is fire within the urban area. Structural and automobile fires are the most common fire risks for residents of Salinas. Risk of wildland fires is associated with the rangelands on the hillsides surrounding the community. As development extends out closer to these areas, the risk of wildland fires will increase.

The City currently promotes fire prevention in the following ways:

- Funds the Salinas Fire Department to implement fire hazard education and fire prevention programs, including weed abatement programs;
- Ensures coordination between Cal Water, Alco, and the Fire Department to provide adequate water pressure for fire-fighting purposes; and
- Adopted and implements the most recent Uniform Fire Code provisions and appropriate amendments to reflect the unique needs of Salinas.

The Salinas Fire Department presently has six stations with plans and land allocated for a seventh station. Salinas has a contract with Salinas Rural Fire Protection District to provide fire protection services to a portion of their Fire Protection District.

F. Salinas Municipal Airport

The Salinas Municipal Airport is a general aviation airport located in the southeastern portion of the City and provides support to the surrounding agricultural industry by allowing operation of agriculture-related equipment, such as helicopters and corporate aircraft. The type of development occurring in the airport vicinity impacts the safety of aircraft operation, as well as the number of people exposed to aircraft hazards, such as excessive noise and airplane crashes.

The Salinas Municipal Airport Master Plan, the Monterey County Airport Land Use Plan, and California Airport Land Use Planning Handbook provide guidance as to appropriate land uses in the area surrounding the airport. Development controls include limiting development within areas subject to high noise levels and limiting the intensity and height of development within aircraft hazard zones.

Development regulations within the Airport Overlay District are outlined in Section 37.40.410 of the City's zoning code and shall apply to development review applications, structures, and vegetation if located

on or proposed for land situated within the "area of influence" of the Salinas municipal airport as follows (see Figure 37-40.210):

- General plan amendments to the Salinas general plan;
- Rezoning or pre-zoning of any parcel of land;
- Parcel or subdivision maps;
- Sign permits or master sign plans for signs over fifty feet tall;
- Large family day care home permits;
- Site plan review, conditional use permits, variances, and planned unit developments for:
    - Any nonresidential project involving the construction of two thousand five hundred square feet or more of new floor area or an increase in the height of an existing structure; (applies to both new construction and additions), or
    - Any nonresidential project of any size that involves the conversion to uses that involve the assembly of persons (e.g., classrooms, churches, and gymnasiums),
    - Any new construction of a residential dwelling or mixed use building or development, or
    - Any increase in the height of an existing residential dwelling or mixed use building or development;
    - Building permits for any new construction of a residential dwelling;
    - Building permits for additions to residential dwellings involving an increase in the height of the structure, where the structure is located in the runway protection zone; or
    - Any structure including those in existence prior to the effective date of this division, the height of which would conflict with Salinas Municipal Code, Chapter 4: Airport, and which is determined by the deputy city manager or their designee to be hazardous to airport operations.
- Tall Structures. This division also applies to any development review application for construction or alteration of a structure (including antennas, poles, or towers) higher than two hundred feet above ground level at the site, regardless of the site's location within the city of Salinas. Any such structure shall comply with the requirements of the Salinas Municipal Code, Chapter 4: Airport.
- Exceptions. Except with respect to height limitation requirements on structures and trees, this division does not apply to:
    - Existing development (as of the effective date of this division) for which no expansion or changes of use are proposed even if the existing uses are not in conformance with the standards herein;
    - Use of airport property by the city of Salinas; or
    - Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to ensure safe living conditions.



Figure 37-40.210
Airport Overlay District

The Airport Overlay District code section is available at:
https://library.municode.com/ca/salinas/codes/code_of_ordinances?nodeId=PTIITHCO_CH37ZO_ARTIVOVDIRE_DIV7AIAROVDI

G. Noise

Residential land uses are generally considered to be the most sensitive to loud noises. The principal noise sources in Salinas are the transportation systems. Roadways are the primary source of transportation-generated noise. The four major sources of transportation related noise in Salinas are:

- Traffic on Highways 101, 68 and 183;

- Traffic on major arterial roadways within the City;
- Train movement on the Union Pacific Railroad and Amtrak lines; and
- Flight activity at the Salinas Municipal Airport.

Section 37-50.180 Performance Standards of the City's Zoning Code provides controls for excessive and annoying noise from stationary sources such as air conditioning and refrigeration units, industrial development and commercial activities, and other potentially nuisance-related noise sources. Section 37-50.180 of the Zoning Code establishes allowable exterior noise levels for agricultural, residential, commercial, industrial, and public and semipublic districts.

The City's Community Development Department considers noise in the project review process and works with the applicant to use site planning and other design strategies to reduce noise impacts to a level less than significant. If the impact cannot be reduced to a level less than significant or avoided with accepted noise reduction methods or other mitigation, the proposed project is determined "Clearly Unacceptable" and is not approved.

Each jurisdiction is required to address noise standards in the community. Specifically, the California Government Code requires the General Plan to include a Noise Element. The City's noise standards are generally consistent with those established by other communities for similar uses in their respective General Plans. These standards for Salinas have been in place since at least 2002 as part of the City's Noise Element. Implementation of the Noise Element has never been identified by the development community as a constraint. Furthermore, sound insulation techniques and measures (such as landscaping and triple-pane windows) can effectively reduce noise levels and significantly enhance energy costs.

4.2.2 Infrastructure Constraints

A. Water

California Water Service Corporation (Cal Water) and Alosal Water Corporation (Alco) provide water to the City of Salinas. Alco serves approximately one-third of the City. The service area is primarily in the east and southeast portions of the City. Cal Water services the majority of the urbanized planning area including: Vista Del Oro, Las Palmas, Toro Park, Oak Hills, Bolsa Knolls, and Las Lomas.

The source of all urban and agricultural water for Salinas is groundwater from two subbasins – the 180/400 Foot Aquifer and the Eastside Aquifer. Water supplies for the City are limited to the watershed since no imported water sources are available. The City's groundwater supply is also threatened by seawater intrusion and nitrate contamination due to the substantial agricultural activity within the region. Both aquifers have Groundwater Sustainability Plans adopted by the Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA).

The two water purveyors will be able to provide necessary infrastructure to serve new development, but they are limited currently to using groundwater for future water supplies. If too much of the groundwater basin becomes contaminated, reducing available supplies, the demand for potable water generated by the development proposed in the General Plan may exceed the available supply. Extended statewide drought conditions and other considerations may limit the possibility of adding imported water sources to compensate for the potential loss of potable water in the groundwater basin.

Both water purveyors have a policy to serve new development as required within their service area boundaries. Both purveyors prioritize service to developments with affordable housing units. Both purveyors anticipate having capacity to serve future growth within the City. Water can be provided to new housing in growth areas, since new housing typically results in less water usage than existing agricultural uses.

B. Sewer

The Monterey One Water (M1W), formerly Monterey Regional Water Pollution Control Agency, provides regional wastewater conveyance, treatment, disposal, and recycling services to all of the sewered portions of northern Monterey County, including the entire City of Salinas. Wastewater treatment for the City is provided by M1W's Regional Treatment Plant in Marina. The Regional Treatment Plant is a secondary level plant using the Trickling Filters-Solids Process (TF-SC) process. The plant is rated at 29.6 mgd and current flows are about 18 mgd. In 2014, MRWPC prepared updated flow projections for the region through 2054. MRWPCA's projections indicate that the existing regional plant has adequate treatment capacity to accommodate growth through Year 2055. M1W re-certified the projections in 2019. This capacity therefore includes service for the affordable housing allocated to the City through the Regional Housing Needs Allocation process.

C. Dry Utilities

All infill development within the City is served by existing dry utilities. The City of Salinas requires that all developments within the Fture Growth Area provide dry utility connections. For example, Section 9.4 of the West Area Specific Plan requires that that all wet and dry utilities necessary to serve the development as determined by the City shall be provided for each final map or applicable development application. Section 9.4 of the Central Area Specific Plan also requires that that all wet and dry utilities necessary to serve the development as determined by the City shall be provided for each final map or applicable development application.

All infill development within the City is served by existing dry utilities. The City of Salinas requires that all developments within the Future Growth Area provide dry utility connections. For example, Section 9.4 of the West Area Specific Plan requires that that all wet and dry utilities necessary to serve the development as determined by the City shall be provided for each final map or applicable development application. Section 9.4 of the Central Area Specific Plan also requires that that all wet and dry utilities necessary to serve the development as determined by the City shall be provided for each final map or applicable development application.

4.3 Market Constraints

4.3.1 Land Prices

Land costs have a demonstrable influence on the cost and availability of affordable housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes less available, the price of land increases. In coastal Monterey County, undeveloped land is limited, and combined with a growing population, land prices have been increasing.

The real estate in the City of Salinas is less than the cost in Monterey Peninsula cities, but higher than costs in other Salinas Valley cities. Data from the Monterey County Association of Realtors shows that the median single-family price in Salinas is $700,000, while it is $1,165,000 in Monterey and $493,500 in

King City. An analysis of recent sales and currently listed properties on Zillow and the Multiple Listing Service shows that unimproved single family lots sell for between $300,000-$400,000. Unimproved, non-subdivided properties, such as agricultural land, sell for between $50,000-$100,000 per acre.

In the years since the 2015 Housing Element, the real estate market continued to rebound from the 2008 recession. The cost of housing increased dramatically during the COVID-19 pandemic. Data from the Monterey County Association of Realtors shows that in January 2017, the median sales prices for a single-family home in Salinas was $485,000, homes took 2.6 months to sell, and there was an inventory of 201 homes. In 2021, the median sales price was $677,500, homes took 1.3 months to sell, and the inventory was 99 homes. The high real estate market has resulted in higher costs of land that can be developed into housing.

Although there was the extended rise in the real estate market over the last decade, increasing federal interest rates in 2021 and 2022 may have a cooling effect on land price as the cost of financing increases. The City adopted the Western Area and Central Area specific plans (WASP and CASP) for the North of Boronda Future Growth Area in 2020, allowing for development to move forward in those areas. However, both projects are currently stalled due to CEQA litigation. Development of the WASP and CASP may resume once the litigation is settled.

4.3.2 Construction Costs

Construction costs are primarily determined by the costs of materials and labor. They are also influenced by market demands and market-based changes in the cost of materials. Construction costs depend on the type of unit being built and the quality of the product being produced. However, construction costs are mostly driven by regional and national factors that can impede housing development in at the local level.

Construction costs increased dramatically during the COVID-19 pandemic, as inflation, national supply chain issues, and increased demand from consumers who initiated home remodel projects during stay-at-home orders and remote work assignments combined to drive up costs. The websites ProMatcher and Home Blus estimate that home constructions costs for Salinas are between $150 and $330 per square foot, but construction valuations submitted to the City's building department are showing costs as high as $400 per square foot for basic home construction. These high costs are a direct result of increased material costs and a shortage of available contractors. This national trend is showing signs of moderating as inflation declines, existing projects are completed, and workers return to the office.

4.3.3 Financing

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in lower monthly payments for the homebuyer and can increase the purchasing ability.

When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower income households often find it more difficult to purchase a home during these time periods. **Error! Reference source not found.**Figure 8 shows the average interest rates for each year from January 2015 to April 2023.

Figure 8: National Annual Average Mortgage Rates



Source: Freddie Mac Primary Mortgage Market Survey, 2023

From 2015 to 2019, annual average interest rates generally remained stable, followed by a steady decline into 2021. This was in keeping with Federal monetary policies that sought to increase access to credit. The annual averages began to dramatically increase in 2021 and 2022 as Federal monetary policy shifted to combat rising inflation. Rates appear to be stabilizing in 2023 as COVID-19 era inflation begins to wane.

As shown in Table 56, the number of loan applications increases as income increases. The percentage of persons denied for a home loan in Salinas is highest for the very low income (less than 50 percent of the AMI) category with 30.6 percent, and only 39.9 percent of the low-income household applications resulted in loan origination.

Following the Housing Crisis of 2008, the qualifications and lending standards for home loans have changed and financial institutions now have more stringent qualifications for home loans. Despite historically low interest rates during the 2015-2021 period, lower income households found it more difficult to qualify now than prior to 2007.

In the past, in order to extend home buying opportunities to lower income households, jurisdictions often offer down payment assistance and interest rate write-downs, primarily using federal HOME Investment Partnership Act (HOME) and local redevelopment housing set aside funds. However, with the significant reductions in federal funding since 2012 and elimination of redevelopment, most communities in California no longer can afford to operate these programs.

Table 56: Mortgage Lending Approval Rates – Salinas Metropolitan Statistical Area (2021)

Income Group	Total Applications	Loans Originated	Withdrawn or Incomplete	Approved But Not Accepted	Applications Denied
<50% MFI	1,393	556 (39.9%)	356 (25.5%)	54 (3.9%)	427 (30.6%)
50-79% MFI	2,509	1449 (57.7%)	554 (22.1%)	52 (2.1%)	454 (18.1%)
80-99% MFI	1,219	741 (60.8%)	259 (21.2%)	33 (2.7%)	186 (15.2%)
100-120% MFI	4,041	2,594 (64.2%)	868 (21.5%)	85 (2.1%)	494 (12.2%
120% MFI or More	14,621	9,914 (67.8%)	3,032 (20.7%)	310 (2.1%)	1,365 (9.3%)
Total	**23,783**	**15,254 (64.1%)**	**5,069 (21.3%)**	**534 (2.2%)**	**2,926 (12.3%)**

Source: FFIEC Home Mortgage Disclosure Act, HMDA Data 2021

4.3.4 Energy Conservation

The City of Salinas is committed to conserving energy and reducing pollution associated with the production of electricity. The City continues to require compliance with Title 24 of the California Administrative Code on the use of energy efficient appliances and insulation. Through compliance with Title 24, new residential development has produced reduced energy demands.

Pacific Gas and Electric (PG & E), which provides electrical service in Salinas, offers public information and technical assistance to developers and homeowners regarding energy conservation. PG & E also provides a number of rebate programs for energy efficient new construction and home improvements.

Section 31.804.18 of the Salinas Municipal Code, Energy Conservation in Chapter 31, Subdivisions requires that new subdivisions requiring a tentative map provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. Examples of passive or natural heating opportunities in subdivision design include design of lot size and configuration to permit orientation of a structure to take advantage of shade or prevailing breezes.

In the Zoning Code, design standards of residential districts discuss lot orientation (passive) and encourage alternative fueling systems in garages for electric vehicle charging, among other energy conservation features.

Brochures with information about Green Building to promote energy conservation are available at the Permit Center of the Permit Services Division of the City Department of Community Development.

4.3.5 Project Duration and Density

The City's development standards offer flexibility and are adequate to accommodate the maximum allowable density established for the zone. Development proposals however, vary in density primarily due to product type. Typically, townhome projects in high density residential or mixed use areas do not achieve the maximum density, as such product type usually yields an average density between 12 and 18 units per acre. This density is the development community's response to consumer preference.

The various factors discussed above all affect the viability of a housing project, as well as the time it takes a developer to complete the project once it is approved by the City. In calendar year 2022, there were 252

permits issued for new housing units, including ADUs and JADUs. Of those, 125 of those projects were finalized, with an average time between permit issuance and permit finalized being 149 days. The timing for completion of projects varies greatly from project to project. Many factors (contractor schedules, weather, supply chain issues, owner initiative) all of which combine to affect construction schedules and are outside the control of the City. Typically, approval of housing units happens through the building permit process discussed above, with the average 149 days to complete a project, with exception to large scale developments that require planning approval, such as in the future growth area.

Such large-scale projects are typically more complicated and take multiple years to advance, as developers need to finalize predevelopment work, secure financing, and work through external challenges. For example, the City's West Area Specific Plan and Central Area Specific Plan were approved in 2019 and 2020, respectively, but have not been able to begin construction due to a CEQA lawsuit. However, the development teams have been able to continue predevelopment work during litigation, such as preparing tentative maps. With the CEQA challenge resolved in August 2023, it is believed that development of these specific plans will move forward more quickly.

The factors discussed above can also influence what level of density a developer chooses to pursue. While greater density can result in economies of scale and a greater return on investment, it can also result in increased costs related to design, engineering, and construction. While the City does not directly track whether a project comes in at less than the allowed density, the City does have density minimums in the future growth areas and focused growth areas that ensure certain densities are met. There are also density bonuses to encourage greater density. If a developer decides to construct a project under density, it would most likely be because of economics or expertise. Construction over 4 or 5 stories makes engineering and building costs for a project increase dramatically. It also requires the developer to be skilled in high density developments, and in Monterey County most developers only have experience building 1-3 story projects that have been common in the area.

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5. Housing Resources

5.1 Potential for Future Housing

State law requires that jurisdictions provide an adequate number of and properly zoned sites to facilitate the production of their regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify "adequate sites" through a sites inventory. Under State law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning designations and development regulations —with services and facilities—needed to facilitate and encourage the development of a variety of housing for all income levels. The land resources available for the development of housing in Salinas are addressed here.

5.1.1 Regional Housing Needs Allocation (RHNA)

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. HCD allocates a numeric regional housing goal to the Association of Monterey Bay Area Governments (AMBAG). AMBAG is then mandated to distribute the housing goal among the cities and counties in the region. This share for the AMBAG region is known as the Regional Housing Needs Allocation, or RHNA. The AMBAG region, for RHNA purposes, includes Monterey and Santa Cruz Counties. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the AMBAG region so that every community provides for a mix of housing for all economic segments.

The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

The current RHNA for the AMBAG region covers an 8-year planning period (December 31, 2023 to December 31, 2031) and is divided into four income categories: very low, low, moderate, and above moderate. Salinas As determined by AMBAG, the City of Salinas' allocation is 6,674 new housing units during this planning cycle, with the units divided among the four income groups as shown in Table 57

Table 57: RHNA 2023-2031

Income Group	Total Housing Units Allocated	Percentage of Units
Extremely/Very Low	920	13.78%
Low	600	9.00%
Moderate	1,692	25.35%
Above moderate	3,462	51.87%
Total	6,674	100%

Source: Association of Monterey Bay Area Governments
Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation. Therefore, the 920 very low-income units can be evenly split between 460 extremely low and 460 very low income units.

5.1.2 Adequacy of Sites to Meet the RHNA

Table 58 summarizes the sites inventory and how the City plans to accommodate its sixth cycle RHNA. The sites to accommodate the City's allocation are divided into the following categories: 1. Pipeline Projects and anticipated ADU Development, 2. Vacant Residential (including non-mixed use commercial and other zones allowing residential) and Mixed Use Sites, 3. Underutilized (non-vacant) Residential and Mixed Use Sites, and 4. The North of Boronda Future Growth Area (FGA). Pipeline projects and anticipated ADU construction are expected to produce 1,370 units, including 524 affordable units. The site inventory has identified capacity for an additional 6,724 units, 1,412 of which are on sites with density suitable for development of lower income housing. Overall, the City has the ability to accommodate 8,094 units during the planning period. Program 1 of Chapter 6 commits the City to actively monitoring its sites inventory to ensure no net loss, competition of Pipeline Projects, compliance with AB 1397, compliance with the Surplus Lands Act, and other sites-related actions.

There are several changes to the sites inventory since the September 2023 draft to reflect current project status and respond to HCD comments to analyze recent trends to determine the likelihood of potential sites developing with non-residential uses. This analysis is located in Section 5.1.4.

Affordability and Non-Vacant Sites

The Sites Inventory projects capacity for 1,936 lower income units, a 21-percent surplus over the RHNA requirement. If non-vacant sites accommodate 50-percent or more of the lower income need, the housing element must describe "substantial evidence" that the existing use does not constitute an impediment for additional residential use on the site. Currently, non-vacant sites account for only 28-percent of the projected lower income sites. Pipeline projects account for 27-percent, vacant sites for 24-percent, and FGA the remaining 21-percent.

Table 58: Comparison of Sites Inventory and RHNA

Unit Capacity	Income Category				Total
	Extremely / Very Low	Low	Moderate	Above Moderate	
Pipeline Projects	378	146	--	294	818
Projected ADUs	--	--	166	386	552
Vacant Residential Sites					
12-24 units/acre	--	--	269	5	274
Underutilized (Non-Vacant) Residential Sites					
8-24 units/acre	--	--	340	--	340
Vacant Mixed Use Sites					
18-24 units/acre	--	--	41	--	41
30-40 units/acre	253	216	--	--	469
Underutilized (Non-Vacant) Mixed Use Sites					
18-24 units/acre	--	--	32	--	32
30+ units/acre	263	270	3	72	608
North of Boronda Future Growth Area					
West Area	--	--	800	1,953	2,753
Central Area	205	205	492	1,305	2,207
Total	**1,099**	**837**	**2143**	**4,015**	**8,094**
2023-2031 RHNA	*920*	*600*	*1,692*	*3,462*	*6,674*
Surplus	+179 (19%)	+237 (40%)	+451 (27%)	+553 (16%)	+1,420 (21%)

5.1.3 Progress towards the 2023-2031 RHNA

Pipeline Projects

Jurisdictions may count toward the RHNA housing units that are in development, under construction, or approved, since July 1, 2023. As of October 2023, there are 818 units that the City anticipates will be in the pipeline at that time. Included in these projects are a mix of affordable and market-rate housing developments. Because of the City's current inclusionary housing ordinance, which applies to projects of 10 or more units, even the market-rate projects will still contribute towards the affordable housing stock.

Together, the Pipeline Projects credited towards the RHNA have the following income distribution:

- 378 very low-income units
- 146 low-income units
- 0 moderate-income units
- 294 above moderate-income units

Anticipated ADU Development

Increasing the number of ADUs in Salinas is a top priority for the City. The City passed a fee holiday for ADUs before the state and recently created pre-approved plan sets for detached ADUs to bring down development costs and accelerate approvals. Recent state laws eliminating restrictions on ADUs and this proactive approach resulted in a dramatic increase in ADU interest and permits. In 2019 and 2020, the City permitted 17 and 16 ADUs; this increased to 110 in 2021 and 134 in 2022. This dramatic increase in ADU production corresponds to changes in state law and dedicated local efforts to promote and streamline ADU development by the City. The City waived fees for new ADUs prior to similar state efforts, held community information sessions, created an ADU hotline, and adopted pre-approved plans to lower soft costs and development time.

The City is allowed to use an estimate of future ADU production to count towards its RHNA. Projecting the average of the previous four years (69 ADUs permitted annually) over the eight-year planning period yields a conservative estimate of 552 units. Based on review of publicly listed ADU rents on sites such as Zillow, the City estimates 70-percent of these units at the Above Moderate Income level and 30-percent at Moderate Income level for RHNA purposes. Program 4 in Chapter 6 describes actions the City will take to continue encouraging ADU production.

After counting pipeline projects and anticipated ADU development, the remaining RHNA need for the Planning Period is 5,261. Allocation of the remaining need by income category is also shown in Table 59.

Table 59: Credits Toward the RHNA

Name and Status	Affordability and Inclusionary Ordinance Compliance	Extremely and Very Low Income (0-50% AMI)	Low Income (51-80% AMI)	Moderate Income (81-120% AMI)	Above Moderate Income (121%+ AMI)	Total
Pipeline Projects						
Entitled						
Creekbridge Village III, 1486 Constitution Boulevard: Adding MF to an existing commercial parking lot and demolishing existing gym. **Status:** Project fully approved and under construction. Anticipated completion in 2024 or 2025.	In-lieu fee to be paid by developer and make 6 units (12-percent) available to Section 8 program. Executed Intent to Pay In-Lieu Fee document in place.	4	2	--	44	50
Parkside Manor Phase II, 1108 Parkside Street: Second phase of 160-unit affordable development from the Monterey County Housing Authority	100% affordable housing project, exempt from Inclusionary Ordinance. Developer pursuing CTCAC and City funding.	78	1	--	1	80

Table 59: Credits Toward the RHNA

Name and Status	Affordability and Inclusionary Ordinance Compliance	Extremely and Very Low Income (0-50% AMI)	Low Income (51-80% AMI)	Moderate Income (81-120% AMI)	Above Moderate Income (121%+ AMI)	Total
and Monterey County Housing, Inc. (MCHI). **Status**: All units are entitled and Phase I has been constructed. Phase 2 could move forward when MCHI is able to secure funding. Anticipated completion 2027-2028.						
Step Up in Salinas, 540 Work Street: Homekey project/motel conversion providing units for permanent housing for chronically homeless plus two manager units. **Status:** Project is entitled pending approval of change of ownership of majority of property, with the city retaining a small portion in a FEMA floodway that may eventually be transferred to the Water Resources Agency of Monterey County. This matter is expected to be resolved by early-mid 2024 and construction could be complete by the end of 2025.	100% affordable housing project, exempt from inclusionary. Developer obtained HCD Homekey Round 1 and City funding.	99	--	--	2	101
Step Up on Fairview, 1030 Fairview Avenue: Homekey Round 2 project/motel conversion providing units for permanent housing for chronically homeless plus one manager unit. **Status:** Project is under construction and could receive certificate of	100% affordable housing project, exempt from inclusionary. Developer obtained HCD Homekey Round 2 and City funding.	42	--	--	1	43

Table 59: Credits Toward the RHNA

Name and Status	Affordability and Inclusionary Ordinance Compliance	Extremely and Very Low Income (0-50% AMI)	Low Income (51-80% AMI)	Moderate Income (81-120% AMI)	Above Moderate Income (121%+ AMI)	Total
occupancy by December 2023 or early 2024.						
Step Up on Sanborn, 180 S Sanborn Road: The second of two Homekey Round 2 project/motels conversions providing units for permanent housing for chronically homeless plus one manager unit. **Status:** Project is anticipated to complete entitlements by the end of 2023 and construction could be complete by end of 2024.		57	--	--	1	58
11 Hill Circle PUD, 11 Hill Circle: A new small-lot subdivision of detached homes on vacant land with urbanized area. PUD and Negative Declaration approved in 2022. **Status:** Developer is working through subdivision map approval with state Department of Fish and Wildlife. Pending successful approval in 2024 construction anticipated to complete by 2027 or 2028.	Inclusionary Project. Developer selected Option 2 (3 units at Median Income, 2 units at Moderate Income and 1 unit at Workforce-Income.	--	--6	--	31	37
Under Review/Active Planning						
Northeast Corner John and Abbott Streets PUD: Residential would be a part of a new mixed use development consolidating 14 formerly industrial parcels.	Inclusionary Project. Option 3 - In-lieu fee and 27 units (12-percent) available to Section 8 Program. Executed Intent to Pay In-Lieu Fee	15	14	--	213	242

Table 59: Credits Toward the RHNA

Name and Status	Affordability and Inclusionary Ordinance Compliance	Extremely and Very Low Income (0-50% AMI)	Low Income (51-80% AMI)	Moderate Income (81-120% AMI)	Above Moderate Income (121%+ AMI)	Total
Status: Developer is preparing PUD and application for submittal. This project includes consolidating 14 existing parcels to 10 parcels and a new road dedication. All proposed phases are intended to be complete by 2031.	document in place.					
467 E Market Street Mixed Use: Proposed infill project on one vacant and one developed lot. Would replace existing single-story building with five-stories of apartments with retail fronting the street. **Status:** Currently in site-plan review. Assuming permitting can be completed in 2024 project could be constructed by 2026.	100% affordable housing projects are exempt from inclusionary. Developer will pursue CTCAC and City funding.	20--	54	--	1	75
St. George Senior Apartments, 98 Kip Drive: Potential partnership between a church and non-profit developer, CHISPA, will pursue CTAC and City funding. **Status:** Doing a General Plan Amendment and Rezone to R-H-1.8, which should go to Council in January 2024. Assuming all permitting can be completed in 2024, project could be constructed by 2026.	100% affordable senior housing projects are exempt from inclusionary. .	19	20	--	1	39

Table 59: Credits Toward the RHNA

Name and Status	Affordability and Inclusionary Ordinance Compliance	Extremely and Very Low Income (0-50% AMI)	Low Income (51-80% AMI)	Moderate Income (81-120% AMI)	Above Moderate Income (121%+ AMI)	Total
Republic Café Housing Project, 37 Soledad Street: City is in the process of purchasing this historic but neglected building in Chinatown with the intent of developing affordable housing on its second floor. **Status:** In escrow, with dedicated project management funding ready when it closes. City has allocated Local Housing Trust Fund money to this project and 34-38 Soledad Street below. City would complete predevelopment activities and issue RFP by 2025, with project completion by 2028.	City administered project. Developer 5 units, 100% affordable.		5			5
34-38 Soledad Street: City recently purchased this lot in Chinatown for the purpose of building housing. located across from Republic Café site. **Status**: Applied for REAP 2.0 funds to cover predevelopment activities. Could issue RFP by 2025 with project completion by 2028.	City administered project, would be 100% affordable.	26				
El Rey Motel Conversion, 443 W Market Street: City is using ARPA funds to purchase another motel for conversion to housing, similar to Homekey projects.	City administered project, would be 100% affordable.	13	13			

Table 59: Credits Toward the RHNA

Name and Status	Affordability and Inclusionary Ordinance Compliance	Extremely and Very Low Income (0-50% AMI)	Low Income (51-80% AMI)	Moderate Income (81-120% AMI)	Above Moderate Income (121%+ AMI)	Total
Status: City could close as soon as January 2024. Owner could delay until further into 2024 through a 1031 Exchange. Once purchased, the city would seek conversion similar to the Homekey projects. Estimated completion by 2026.						
Vineyard Church Vacant Lot, 1182 E Alisal Street: Vineyard Church is interested in building affordable housing on the vacant lot adjacent to their church building. Status: Church owners have partnered with an affordable developer and are working on plans. They've met with the City to review preliminary site plans and are developing their application package. Assuming permitting in 2024-2025, project could be constructed by 2027-2028.	100% affordable.		34			
942 Lupin Drive: Owner has met with planning about redeveloping this lot as a small multifamily/affordable apartment. **Status:** Owner has met with city staff and is developing preliminary plans. Assuming permitting in 2024-2025 this small project could be constructed by 2026-2027.	Project under 10 units, not subject to inclusionary. Owner with demonstrated interested in making it 100% affordable and working with the Section 8 Program.		5			5

Table 59: Credits Toward the RHNA

Name and Status	Affordability and Inclusionary Ordinance Compliance	Extremely and Very Low Income (0-50% AMI)	Low Income (51-80% AMI)	Moderate Income (81-120% AMI)	Above Moderate Income (121%+ AMI)	Total
Accessory Dwelling Units						
Anticipated ADU construction	N/A	--	--	166	386	552
Sub-total credit toward RHNA		**378**	**146**	**166**	**680**	**1,370**
2023-2031 RHNA		*920*	*600*	*1,692*	*3,462*	*6,674*
Remaining RHNA Need		**542**	**454**	**1,526**	**2,782**	**5,304**

Source: City of Salinas, 2023. See Appendix B Sites Inventory for site details

5.1.4 Residential Land Inventory

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. The City has sufficient sites to meet and exceed the identified housing need. Altogether, these sites, shown on Figure 9 ensure that adequate sites beyond the remaining RHNA are provided for in the planning period.

A. Land Inventory Considerations

Consistent with HCD Guidelines, the methodology for determining realistic capacity and potential affordability level on each identified site must account for land use controls and site improvements. The Salinas General Plan and Zoning Code require minimum densities to be provided in the Residential Low, Residential Medium, and Residential High districts. City of Salinas land use and zoning regulations provide a range of densities for single-family (6 to 8 du/ac, without density bonus) and multi-family (8 to 15 units/acre for medium density, 15 to 24 units/acre for high, without density bonus) housing development to accommodate a range of housing options. Minimum densities for mixed use developments are either 15 units/acre or 30 units/acre (determined by size and location). In unique cases, mostly on mixed use sites in or near the Downtown Core, there can be a much wider range of density allowed, from 15 to 80 units/acre, without density bonus. The City is using 70-percent of max capacity as a conservative assumption. In zones with tighter density ranges, this is close to the minimum density while allowing flexibility in zones with larger ranges. For example, a one-acre site in a R-H 1.8 district would be allowed a maximum of 24 units; 70-percent of 24 is 17, just above the 15 unit minimum.

The capacity of sites that allow development densities of at least 30 units per acre are credited toward the lower income RHNA based on State law. The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law (at least 30 units/acre for Salinas), HCD is obligated to accept sites with those density standards (30 units/acre or higher) as appropriate for accommodating the jurisdiction's share of regional housing need for lower income households. In 2013, the City amended the Mixed Use (MX) zoning district and Focused Growth Overlay district regulations to allow for a minimum density of 30 units/acre and a maximum density of 40 units/acre (without density bonus) for parcels one acre in size or larger in order to ensure adequate site for higher density residential uses. Also amended were the permitted uses for a select group

of parcels to allow residential multi-family projects by right. The City also included an amendment to allow developments on certain MX-zoned parcels located within 2,500 feet of the Salinas Intermodal Transportation Center to have up to a maximum density of 80 units/acre (without density bonus), subject to the approval of a Conditional Use Permit. Higher densities of up to 80 units/acre are also allowed in the Central City Overlay (Downtown Core) for mixed use projects and 60 units/acre for solely residential projects. Parcels one acre in size or larger that are zoned Mixed Use and located in specific overlay districts are consistent with the State-established default density standard (30 units/acre) for metropolitan jurisdictions such as Salinas. Therefore, identified sites in these zones are considered appropriate to accommodate housing for lower income households consistent with Government Code Section 65583.2(c)(3)(B). Sites zoned at 15 to 24 units/acre are credited towards the moderate income RHNA.

In 2019 the City received an SB2 planning grant to upzone identified areas to MX or high-density residential to spur residential development ahead of the Housing Element and General Plan Updates. These areas included City-owned surface parking lots downtown, vacant big box stores, underutilized commercial areas, and one undeveloped residential parcel. All SB2 rezoning will be complete by December, 2023. Only some SB2 sites are included in the Sites Inventory based on their lot size, current use, and redevelopment potential. Despite this conservative approach for RHNA purposes, these rezonings demonstrate the City's efforts to boost housing production and reflect its desire to create denser, more sustainable, and more livable infill neighborhoods.

The most significant land use change since the 2015 Housing Element is the adoption of two specific plans for over 1,500 acres, approximately two-thirds of the North of Boronda Road Future Growth Area (FGA), farmland annexed by the City in 2008. The West Area Specific Plan (WASP), adopted 2019, and Central Area Specific Plan (CASP), adopted 2020, are designed around New Urbanism principles.

Analysis of Recent Projects and Adjusting for Non-Residential Development

Recent Housing and Mixed Use Projects Over 10 Units					
Project	**Actual Density**	**Zoning and Max Density**	**Affordability**	**Construction Time***	**Notes**
Rabobank building adaptive reuse – 301 Main Street	350 du/ac (49 units on 0.14 acres)	MX - No max density for adaptive reuse projects downtown	Market rate – Inclusionary Ordinance did not apply to the downtown at approval time.	4 years (2019-2023)	All studio apartments above dining in a conversion of a historic six-story office/bank building.
Dick Bruhn building adaptive reuse – 300 Main Street	44 du/ac (19 units on 0.43 acres)	MX - No max density for adaptive reuse projects downtown	Market rate – Inclusionary Ordinance did not apply to the downtown at approval time.	2 years (2021-2023)	11 one-bedroom and 8 two-bedroom apartments in a mixed use conversion of a historic department store.

Sun Rose Apartments – 439 Soledad Street	31 du/ac (11 units on 0.36 acres)	RM-2.9 – 15 du/ac	100% Affordable – used density bonus to increase units.	4 years (2019-2023)	Demolished a SF home and built 3-story apartment building for Special Needs Housing.
Parkside Manor Phase 1 – 1108 Parkside Street	35 du/ac (80 units on 2.28 acres)	RH-1.8 – 24 du/ac	100% Affordable – used density bonus to increase units.	2 years (2021-2023)	First phase of affordable apartments, replacing deteriorated units and doubling site density.
The Alameda – 400 Abbott Street	30 du/ac (110 units on 3.6 acres)	MX/Focus Growth Overlay 4 – 40 du/ac	Market Rate – project approved between Inclusionary Ordinances	3 years (2020-2023)	New mixed-use development consolidating five lots into two.
Moon Gate Plaza – 21 Soledad Street	109 du/ac (90 units on 0.82 acres)	MX/Focus Growth Overlay 2 – 80 du/ac	Affordable – 88 SRO units plus 2 manager units	2 years (2018-2020)	New SRO mixed-use building for the chronically homeless. Consolidated eight parcels into one.
North Main Apartments – 2205 N Main Street	15 du/ac (13 units on 0.87 acres)	CR – 24 du/ac	Market rate – approved between inclusionary ordinances	2 years (2019 -2021)	New multifamily building.
Dai-Ichi Village – 30 E Rossi Street	71 du/ac (41 units on 0.58 acres)	MX/Focus Growth Overlay 2 – 80 du/ac	Affordable senior housing	2 years (2014-2016)	New senior housing.
Monterey Street Conversion – 401 Monterey Street	34 du/ac (16 units on 0.47 acres)	MX - No max density for adaptive reuse projects downtown	14 market rate, 2 affordable units	1 year (2018-2019)	Converted office/clinic building into apartment building.
Haciendas Phase 3 – 40 E Rossi Street	26 du/ac (41 units on 1.57 acres)	MX/Focus Growth Overlay 2 – 80 du/ac	Affordable senior housing	2 years (2015-2017)	New senior housing.
*Construction time estimated by time between approval and finalizing of building permit.					

Looking at projects with more than 10 units completed since 2016 suggests several trends considered when compiling the sites inventory. Most projects were completed on sites zoned for Mixed Use, but

there are some on residential and commercially zoned sites. These 10 projects are evenly split between affordable and market rate, reflecting significant efforts on the part of the City, Housing Authority of the County of Monterey, and their affordable housing partners. During this time period, virtually all projects on Mixed Use-zoned sites included residential. In addition to the seven completed projects listed above, there are three more projects on Mixed Use-zoned sites in the pipeline. During this time there has only been one non-residential project built in a Mixed Use zone. Because of the demand for housing on such sites, the sites inventory does not included additional discounting beyond 70% of capacity.

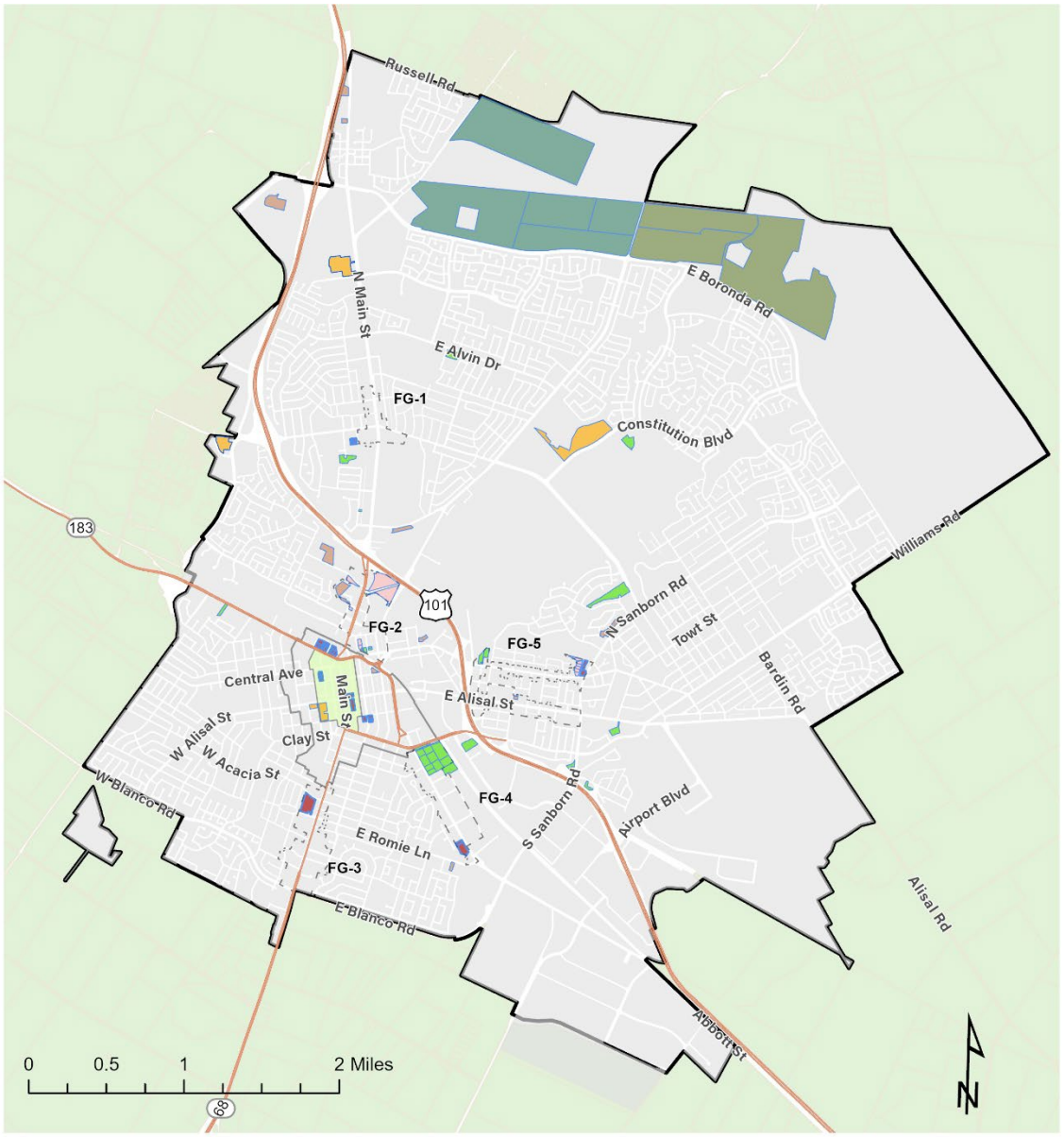
In other commercial zones that allow residential, there is more demand for construction beyond housing. On Commercial Retail-zoned sites, there is still demand for retail and other new construction. Since 2018, there are two recent new buildings with residential (one under 10 units), two more in the pipeline, and at least five completed new non-residential buildings (new fast-food restaurants, self-storage, and a financial services building). Because of this, and additional 50-percent discount rate was applied to the six Commercial Retail-zoned sites in the inventory.

The sample size of completed projects in other non-residential/commercial zones that allow housing is limited. In the Commercial Office (CO) and Commercial Office/Residential zones (CO/R), the only recent new construction project is a duplex, and only recent reuse project is the conversion of a church to medical offices. There are only two CO and one CO/R sites in the inventory. The CO sites are both vacant parcels, and the CO/R site is the empty former home of the Californian newspaper. This downtown historic building had adaptive reuse interest pre-pandemic and is a great candidate for project similar to those at 300 and 301 Main Street. There are also two sites zoned Public/Semi-Public (PS) listed in Underutilized Sites. These are owned by the City and County of Monterey respectively. Because of their density, these units are listed in the moderate income category, but any project would realistically be for low-income housing. Recent examples of projects (and City-County partnerships) on PS sites include the SHARE Center, a navigation center opened in 2021, and a 132-unit affordable housing project located at 845 Laurel Drive. Because the City granted the County building permit control, these units are not listed in our sites inventory. To take a conservative approach, there is an additional 25-percent unit discount applied to these five CO, CO/R, and PS sites in the inventory.

Small Sites

The Appendix B Sites Inventory lists several parcels under 0.5 acres. Most of these are collectively part of a larger "site" that consolidates multiple parcels. Recently completed projects at 21 Soledad Street and 400 Abbott Street are both examples of lot consolidation, as is the pipeline projects the Northeast corner of John and Abbott. There are only four standalone sites under 0.5 acres in the updated inventory. Two of these, 16 N. Wood Street and 230 Martella Street, are privately owned, and are only estimated to produce eight moderate income units. The other two, 37 and 34 Soledad Street, are pipeline projects by the City itself. Four of the ten recent housing and mixed use projects over 10 units are on parcels under 0.5 acres, demonstrating the feasibility of small site projects in Salinas. While the zoning code does have some incentives for lot consolidation, there is an action in Program 6 to strengthen these in the zoning code update.

Figure 9: Sites Inventory



B. *Vacant Residential Land Inventory*

Identification of vacant residential and mixed-use land was based on the 2015 Housing Element sites inventory, with developed and non-viable sites removed, with the addition of any recently-available or rezoned sites as appropriate. Virtually all sites in the vacant land inventory were included in the 2015 Housing Element. (See Appendix B for detailed sites table).

(10) Vacant Residential and Commercial Land

The inventory of vacant residentially zoned land and commercial land that permits residential uses in Salinas totals 24 acres, down from 65.5 acres in the 2015 inventory. This decrease is from housing development on previously vacant sites, mostly from the completion of the Monte Bella subdivision, which is comprised of low-medium density housing. The remaining vacant residential sites, identified in Table 60, have the potential to yield 274 units at medium densities appropriate for moderate and above moderate income housing.

Table 60: Vacant Residentially Zoned Land Inventory

General Plan	Zoning	# Sites[1]	Residential Density Range Allowed	Acres	Realistic Capacity (units)[2]	Potential Affordability Level[3]
Residential Medium Density	R-M-2.9	1	8-15 units/acre	1.7	18	Moderate
	R-M-3.6	1	8-12 units/acre	0.6	5	Above Moderate
Residential High Density	R-H-1.8	2	15-24 units/acre	3.7	62	Moderate
Residential High Density	R-H-2.1	2	15-20 units/acre	5.7	79	Moderate
Office and Retail[4]	CO	2	15-20 units/acre	3.4	35	Moderate
	CR	4	15-24 units/acre	8.9	75	Moderate
Total		**12**		**24**	**274**	

Notes:

1. Sites may assume consolidation of parcels.
2. Capacity based on minimum density or 70% of maximum density.
3. Potential affordability level represents the level of affordability that would be considered feasible based on the density range allowed, without subsidy or density bonus.
4. Additional discount rate of 25-percent applied to CO and 50-percent applied to CR as described in methodology in 5.1.4.A.

Source: City of Salinas Information Systems, GIS data, October 2023.

(2) Vacant Mixed Use Land

The inventory of vacant mixed use zoned land in Salinas totals 20.15 acres, all identified in the Fourth and Fifth Cycle Housing Elements. These vacant parcels are designated for densities ranging from 15 to 40 units/acre. Three mixed use parcels sites (totaling just over 15 acres) allow for a minimum density of 30 units/acre and allow residential uses by right (with a capacity for 469 units). Per AB 1397, vacant sites identified in the previous two Housing Element Cycles used to accommodate lower income RHNA must allow residential as a by right use at a minimum of 20 units per acre if at least 20-percent of the units are affordable. Each site accommodating lower income RHNA already allows residential as a by right use at a minimum of 30 units/acre. In total, vacant mixed-use properties identified in Table 59 have the potential to yield 510 units. The overlay districts identified in Table 59 are discussed in more detail in the Underutilized Land Inventory section.

Table 61: Vacant Mixed Use Land Inventory

General Plan	Zoning	Overlays	# Sites	Allowed Density Range	Acres	Realistic Capacity (units)[1]	Potential Affordability Level[2]
Sites <1 Acre in Size							
Arterial Frontage	MAF	FG 2 – North Main Street/Soledad Street	1	15-24 units/acre	0.25	4	Moderate
Sites ≥1 Acre in Size							
Arterial Frontage	MAF	FG 2 – North Main Street/Soledad Street	2	15-24 units/acre	4.2	37	Moderate
Mixed Use	MX[3]	FG 2 – North Main Street/Soledad Street	2	30-40 units/acre	13	389	Very Low-Low
		FG 5 – East Alisal Street/East Market Street	1	30-40 units/acre	2.7	80	Very Low-Low
Total			**6**		**20.15**	**510**	

Notes:
1. Capacity based on minimum density or 70% of maximum density.
2. Potential affordability level represents the level of affordability that would be considered feasible based on the density range allowed, without subsidy or with a reasonable amount of subsidy.
3. Allows residential and mixed use uses by-right.

MAF= Mixed Arterial Frontage, MX= Mixed Use
Source: City of Salinas Information Systems, GIS data, September 2023.

C. *Underutilized (Non-Vacant) Land Inventory*

As vacant land has become scarce in Salinas, the use of underutilized land has become a more attractive alternative for residential units. This inventory takes a very conservative approach to including underutilized commercial properties. Salinas still has a very strong demand for local retail and low commercial vacancies, even in older, single-story developments in Focus Growth Overlay Districts are zoned for significantly higher density. The sites included have the highest potential for development within the planning period based on use, occupancy status, size, density, opportunities for consolidation, past market demand, and established regulatory incentives for development. Sites in the Underutilized Land Inventory have the capacity for 980 units. Four out of sites in the underutilized land inventory for this planning period were included in the 2015 Housing Element.

Recent and current projects suggest that there are great opportunities for redevelopment of underutilized land. Two adaptive reuse projects in the downtown core finished construction in 2022, turning commercial buildings (formerly the Dick Bruhn and RaboBank buildings) into 68 units with retail and dining ground floors. The City also secured multiple rounds of Project Homekey funding to purchase and convert three hotels into permanent housing. In Chinatown, Mid Pen Housing and the City consolidated eight parcels into a 0.8-acre site and built an 88-unit affordable, permanent supportive housing development with ground floor space for a community art gallery. The City purchased another lot just down the block from Moon Gate Plaza at 34 Soledad Street included in this sites inventory and is seeking additional property in the area to assemble sites for future development. On Abbott Street, construction is finished in 2023 on 110 units of mixed-use housing after consolidating three lots formerly dedicated to car sales. This is the first major housing development on a primary commercial corridor the City has envisioned transforming since the 2002 General Plan. A larger Planned Unit Development is in the planning review stages for the northeast corner of John and Abbott Streets which would include 242 units, a hotel, and other commercial uses. At 1486 Constitution Boulevard, a market rate developer is utilizing a commercial center's excess parking area and demolishing a vacant gym to add 50 multifamily units. These projects indicate trends of adaptive reuse or reconstruction of vacant buildings, underutilized lot consolidation, affordable housing partnership, and the start of redevelopment momentum in older commercial areas.

(3) Underutilized Residential/Non Mixed-Use Land

The sites inventory also includes five non-mixed use sites with commercial or public use zoning. Parcel number 003851039000 is a County-owned lot on Constitution Boulevard with some surface parking. It is also next to the Natividad Medical Center and the Constitution Soccer Complex. 101 W. Alisal Street is a City-owned parcel that nearly includes the entire block containing the Recreation Center and Steinbeck Library, but also a one-acre surface parking lot. Currently zoned Public/Semi-Public, this parking lot could be used for a Type A shelter, medium density housing, or rezoned for higher density similar to other lots downtown rezoned through the SB2 grant. Next to this parking lot is 123 W. Alisal Street, the vacant Californian Building, formerly home to the Californian newspaper. This building is currently zoned Commercial Office/Residential (CO/R), and as a local example of Art Deco architecture is an excellent candidate for another adaptive reuse project downtown. Two vacant big box Commercial Retail sites are included in this category. These are the vacant former Sears at Northridge Mall (1100 Northridge Mall and former Orchard Supply at 1067 N. Davis Road. These sites have the capacity of 340 units by zoning and acreage. These are allocated to moderate income because of the medium density allowed but public ownership of two of these sites means projects could have higher levels of affordability.

(4) Underutilized Mixed-Use Land

The underutilized land inventory focuses on properties in and around the Central City Overlay district and the FG Overlay districts (which consists of five areas) (Table 62). The purpose of the Central City and FG Overlay district regulations is to focus growth on underutilized infill sites with high development potential and encourage the development of mixed use neighborhoods that are active, transit-oriented, safe, and welcoming. Properties in these districts are located in the downtown and along major corridors and are eligible for regulatory and economic incentives that provide favorable conditions for future provision of housing. Specific standards for all overlay districts are identified in Zoning Code Article IV, Division 4. While minimum densities are typically used to calculate realistic capacity (consistent with California Government Code 65583.2[c][1]), in many cases these are conservative estimates, as densities on some sites can be increased significantly. For example, MX zoned properties in the Downtown Core area and MX zoned properties within 2,500 feet of the ITC can be developed at up to 80 units/acre (for mixed use projects and before a density bonus).

The urbanized downtown is within the Central City Overlay (CC) district which is further divided into the Downtown Core (DC) and Downtown Neighborhood (DN) areas. Both of these areas have unique historical development and relatively high development intensities. Located in these two areas are the City of Salinas and Monterey County government centers, each with hundreds of employees and built-in demand for housing. Similar opportunities exist along the major arterials. The Downtown Core area offers numerous underutilized sites, as well as zoning regulations and incentives that promote the highest development intensities, including an adaptive reuse ordinance that exempts buildings converted to residential from requiring new onsite parking, open space, and allows such projects to exceed maximum density requirements. This ordinance made the Dick Bruhn and Rabobank adaptive reuse projects feasible.

Development in the downtown and FG areas also can take advantage of well-established infrastructure and an extensive transportation network. Monterey-Salinas Transit completed a Comprehensive Operational Analysis in 2021. The resulting Revised Network Plan upgraded bus service to every 15 minutes along Lines 49 and 41, which cover the downtown and three of the five FG areas. In 2021, the City rezoned four surface parking lots, including that of the Intermodal Transit Center (ITC), and the Permit Center building to MX to further enable short- and long-term transit-oriented development in the downtown. Affordable housing developments located in these areas can benefit from funding resources (such as Low-Income Housing Tax Credits) that assign high scores to sites near transit and services.

In 2013, the City established a minimum density of 30 units/acre and a maximum density of 40 units/acre for MX parcels one acre in size or larger in FG Overlays with multifamily housing permitted by right. These areas include underutilized (nonvacant) sites also identified in the previous Housing Element used to accommodate lower income RHNA. Limiting this change to larger parcels is intended to promote design flexibility and encourage lot consolidation for more viable development. To ensure higher-density development would be feasible, the City also reduced parking, bedroom mix, and open space requirements.

Table 62: Underutilized Land Inventory

General Plan	Zoning	Site	Description	Allowed Density Range	Acres	Realistic Capacity (units)[1]	Potential Affordability Level[2]
Residential/Non-Mixed Use							
Public/ Semipublic	PS	Lot 6/17, 101 W. Alisal Street. APN: 002331010000	Large City-owned parking lot that is infrequently used. Part of larger parcel but only parking lot portion included in analysis. Zoning also allows Type A Emergency Shelters. Parking lot is paved doesn't have other improvements.	12-15 units/acre	1.14	9	Moderate
	PS	Constitution Boulevard APN: 003851039000	County-owned parcel with dirt parking lot. Located near Natividad Hospital and SHARE Center navigation center. Zoning also allows Type A Emergency Shelters.	12-15 units/acre	24.20	191	Moderate
Office and Retail[3]	C0/R	123 W Alisal Street APN: 002335005000	Vacant building formerly home to the Californian Newspaper. Excellent candidate for adaptive reuse like other recently completed historic conversions on nearby Main Street.	15-20 units/acre	0.87	9	Moderate
	CR	1067 N Davis Road APN: 261711052000	Vacant former retail big box store and parking lot empty since 2019.	15-24 units/acre	5.39	45	Moderate
	CR	1100 Northridge Mall APN: 253201540000	Vacant former Sears building and lot attached to the larger Northridge Mall. Retains separate ownership from remainder of mall.	15-24 units/acre	10.20	86	Moderate
Subtotal			***5***		***41.8***	***340***	
Mixed Use – Focus Growth and Downtown Overlay Districts							
Arterial Frontage	MAF	1121 Baldwin Street APN: 003272005000	Office building that the owner has expressed interest in converting to residential.	15-24 units/acre	0.65	11	Moderate
Mixed Use	MX	30 Romie Lane APN: 002542013000	Massive surface parking lot serving small-scale retail that does not produce significant	30-40 units/acre	5.22	157	Very Low-Low

Table 62: Underutilized Land Inventory

General Plan	Zoning	Site	Description	Allowed Density Range	Acres	Realistic Capacity (units)[1]	Potential Affordability Level[2]
			parking demands. At over five acres it could be developed on its own, or paired with redevelopment of adjacent buildings fronting Main Street (separate parcels).				
	MX	718 Abbott Street APN: 002902047000, 002902048000	Currently an equipment rental facility. Owner has expressed interest in residential redevelopment and is an experienced developer in Salinas. Owner recently completed a mixed use redevelopment on similar property 1,000 feet at 504 Abbott Street.	30-40 units/acre	2.83	85	Very Low-Above Moderate[4]
	MX	207 N Sanborn Road APN: 004131004000, 004131001000	Owned by the Teamsters Local 890 and used as their headquarters. They are interested in redeveloping the site with affordable housing. Site is adjacent to 2.65 acres of vacant mixed use land owned by the City. The Teamsters and the City have partnered on a joint RFP for development.	30-40 units/acre	1.39	42	Very Low-Low
	MX	58 W Market Street APN: 002171013000, 002171012000, 002171008000, 002171007000, 002171006000, 002171011000, 002171010000, 002171005000, 002171023000, 002172001000, 002172002000, 002172011000, 002172012000	This site is the parking lot Intermodal Transit Center downtown. It's owned by the City and the City is developing a masterplan for Transit Oriented Development with affordable housing.	Max. 80 units/Acre	3.17	178	Very Low-Low

Table 62: Underutilized Land Inventory

General Plan	Zoning	Site	Description	Allowed Density Range	Acres	Realistic Capacity (units)[1]	Potential Affordability Level[2]
	MX	295 Main Street APN: 002234028000	Currently used as an office building but is an excellent candidate for adaptive reuse. Similar mixed use projects were recently completed at 300 and 301 Main Street	Max. 80 units/Acre	0.58	32	Very-Low-Low
	MX	300 Monterey Street APN: 002233023000	City-owned parking lot (Lot 5) recently rezoned to Mixed Use for redevelopment.	Max. 80 units/Acre	1.16	65	Very Low-Low
	MX	122 Lincoln Avenue APN: 002245008000, 002245007000, 002245006000, 002245005000, 002245004000, 002245003000	City-owned parking lot (Lot 12) recently rezoned to Mixed Use for redevelopment.	Max. 80 units/Acre	0.88	49	Very Low-Low
	MX	108 E San Luis Street APN: 002353001000, 002353002000, 002353003000	Surface parking lot on own parcel(s) in Downtown Neighborhood overlay. Surrounding land uses have additional dedicated surface parking lots.	15-24 units/acre	0.71	12	Moderate
	MX	40 E San Luis Street APN: 002352017000	Surface parking lot on own parcel in Downtown Neighborhood overlay. Surrounding land uses have additional dedicated surface parking lots.	15-24 units/acre	0.53	9	Moderate
Subtotal			***10***		***17.1***	***640***	
Total			**15**		**58.9**	**980**	

Notes:
1. Capacity based on minimum density or 70% of maximum density.
2. Potential affordability level represents the level of affordability that would be considered feasible based on the density range allowed, without subsidy or with a reasonable amount of subsidy.
3. Additional discount of 25-percent applied to PS and CO/R, and 50-percent applied to CR sites, per Section 5.1.4.A
4. Affordability based on Inclusionary Housing Ordinance Option 1 which the owner/developer has opted for in another recent residential project (see Creekbridge Village III on Table 59).

Source: City of Salinas Information Systems, GIS data, October 2023.

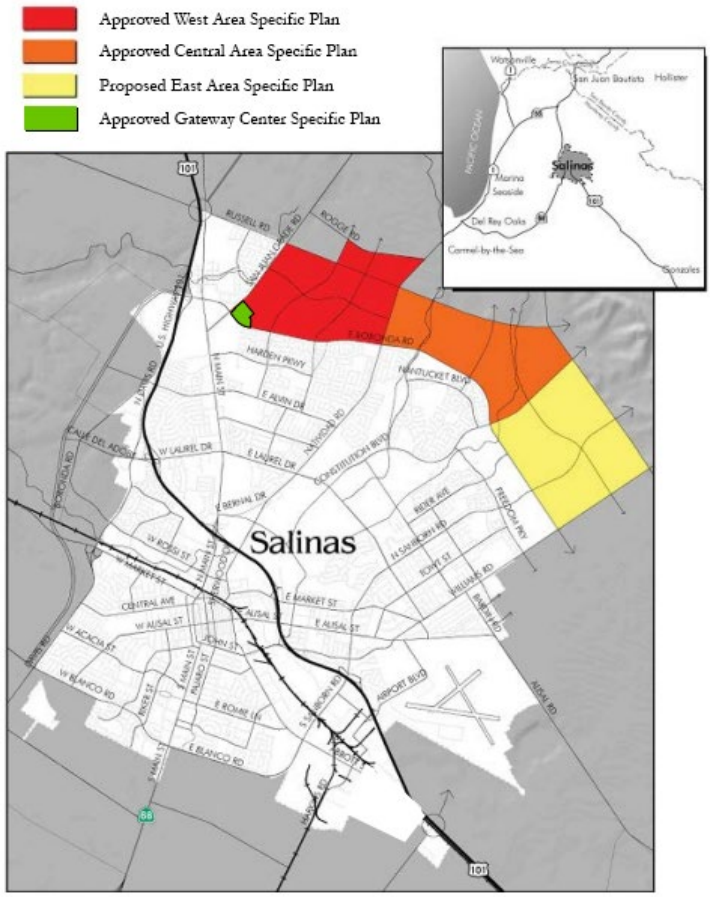
5.1.5 Future Growth Area

In addition to the residential and mixed use sites identified in previous sections, future residential development will occur in the City's North of Boronda Future Growth Area (FGA). The FGA is currently

owned by a number of different owners and has agricultural, limited residential uses and other non-residential uses. The FGA was annexed into City limits in 2008 and consists of approximately 2,400 acres. Based on site constraints, market conditions, and other factors influencing development intensity, the 2002 General Plan anticipated that the FGA will accommodate approximately 12,000 residential units, along with a mix of commercial, education, recreation, and other uses. This anticipated development is reflected in the growth assumptions for AMBAG's regional forecasts and RHNA methodology, making realization of the FGA a critical part of meeting the City's 2023-2031 housing production targets. The General Plan requires that the FGA will be developed consistent with the principles of New Urbanism. This means that while densities will be similar to the existing General Plan and Zoning Code, unit types and housing forms will have more variety and be located in a larger mix of uses than most post-World War II Salinas development.

The General Plan also required the adoption of specific plans for the FGA prior to development. In 2019, the City adopted the West Area Specific Plan (WASP), and in 2020 adopted the Central Area Specific Plan (CASP). The WASP covers approximately 797-acres stretching from San Juan Grade Road in the west to Natividad Road in the east. The approximately 760-acre CASP picks up at Natividad Road, running to Constitution Boulevard (see Figure 10: FGA Specific Plan Locations). The City will initiate a planning process for the Central Area in 2023.

Figure 10: FGA Specific Plan Locations



Together, the WASP and CASP adoption entitled over 8,250 housing units at a variety of densities. These plans did not include detailed phasing timelines, but full buildout for each area is expected to take 20-30 years. To determine a feasible projection during the eight-year planning period, the City is only including parcels controlled (owned or with an option to purchase) by parties of the respective completed development agreements for each specific plan (see Appendix E) that is near existing city development/infrastructure. As tentative and subdivision maps are still being developed, these parcels are still in their large, agricultural configurations. To determine unit counts and affordability levels, the City is using land use and sub area plans within the Specific Plans to determine density for identified sites, according to WASP Table 2-1 and CASP Appendix G. Tables 61: West Area Specific Plan Land Inventory and 62: Central Area Specific Plan Land Inventory, provide a breakdown of sites and densities for each area by development agreement party, anticipating 4,960 units for the planning period. Where density ranges are at least 15-units per acre but less than 30, units are attributed to the moderate-income category. By base specific plan zoning, only Village Center – B in the CASP includes a density range that includes 30-units per acre, thus this is currently the only area in the WASP or CASP attributed with low-income units. Provisions in both specific plans allow flexibility to increase density, typically based on proximity to a Village Center or by conversion of allowed commercial square footage to dwelling units. Both specific plans are also subject to the City's Inclusionary Housing Ordinance.

Table 63: West Area Specific Plan Land Inventory[1]

Sub Area by Development Party	Acres	Sub Area Density Per Acre	Projected Target Residential Units by Zone				Total
			NE (above moderate)	VC (moderate)	NG-1 (above moderate)	NG-2 (moderate)	
Rexford Title (formerly Cloverfield) – APN 211231062000							
1.1	16.3	5.9	98				98
1.2	17.96	6.3	113				113
1.3	12.34	9.7			120		120
1.4	14.45	10.0			144		144
1.5	9.95	8.5			85		85
1.6	7.66	20.4				156	156
1.7	21.23	10.1			214		214
Village Center (portion)	1.55	20.0		31			31
Aaroe (Kantro) – APN 211011003000							
2.6	7.25	8.1			59		59
2.7 (portion)	4.91	16.3				80	80
2.8 (portion)	4.02	6.2	25				25
2.9	26.14	5.8	151				151
2.10	34.50	5.6	194				194
2.11	7.82	9.6			75		75
2.12	11.25	16.0				180	180
Harrod Construction (Harden) – APN 211231016000							
3.1	8.57	18.7				158	158
3.2	6.93	8.2			57		57
3.3	10.89	5.7	62				62
3.4 (portion)	14.45	6.8	92				92
Village Center (portion)	3	20.0		60			60

Bondesen – APNs 211231012000, 211231013000							
3.4 (portion)	7.12	6.5	46				46
3.5	8.07	16.7				135	135
3.6	22.55	11.8			265		265
3.7	14.22	6.6	91				91
3.8 (Portion)	7.23	8.6			62		62
Total	300.36		872	91	1,081	709	2,753

Notes:
1. Adapted from WASP Table 2-1: West Area Specific Plan Residential Program.

Table 64: Central Area Specific Plan Land Inventory[1]

Development Agreement Party	Minimum Residential Units by Zone							Totals
	NE-A (5-6 units/acre)	NE-B (7-8 units/acre)	NG-A (8-9 units/acre)	NG-B (9-10 units/acre)	NG-C (14-16 units/acre)	VC-A (18-24 Units/Acre)	VC-B (24-31 Units/Acre)	
	Above Moderate	Above Moderate	Above Moderate	Above Moderate	Moderate	Moderate	Very Low-Low	
Boronda LLC (formerly Probert) – APN 153091015000								
Acres	*13.48*	*14.54*	*8.33*	*19.13*	*9.65*	*27.35*	*17.08*	*109.6*
Min. Units	67	102	67	172	135	492	410	1,445
Harrod Construction (Christensen/Richardson) – APNs 153091001000, 153091020000								
Acres	*19.12*	*7.41*	*29.46*	*2.89*	*18.38*	*0*	*0*	*77.26*
Min. Units	115	59	265	29	294	0	0	762
Total	182	161	332	201	429	492	410	2,207

Notes:
1. Adapted from CASP Appendix G – Land Use and Density Summary, page 9.

5.1.6 Availability of Services and Infrastructure

The sites inventory analysis reflects land use designations and densities established in the Zoning Code and subsequent major planning documents (WASP, CASP, SB-2 rezones). Thus, any environmental constraints that would lower the potential yield have already been accounted for. Any additional constraints that would occur on a more detailed site review basis would be addressed as part of the individual project review process. The City's capacity to meet its regional share and individual income categories are not currently constrained by any environmental conditions. Full urban-level services are available throughout Salinas and specifically to infill each site in the inventory. Water, sewer, and dry utility services are currently available for all the sites included in the inventory, including the capacity to accommodate its total share of the regional housing need (RHNA). Utility service connections are required for all developments in the future growth area. While the City does not have the legal water limitations of its neighbors on the Monterey Peninsula and in the Carmel Valley, it does face an uncertain water future, as the aquifers it relies on (the 180/400 Foot Aquifer and East Side Aquifer) are at risk from sea water intrusion and over drafting. Working with the Salinas Valley Groundwater Sustainability Agency

(SVBGSA) to implement its sustainability plans, creating denser mixed-use neighborhoods, retrofitting existing buildings, and working with the agriculture industry to reduce its water use are all critical parts to ensuring a habitable future Salinas with housing for all.

5.1.7 Visión Salinas 2040 General Plan Update and Future Land Use

In 2021 the City launched its General Plan Update with seven land use workshops (one for each district plus the mayor). Larger themes that emerged from these events included a desire for more housing and increased affordability, more mixed-use areas, and more things to do in Salinas. This led to the creation of the draft citywide Place Type land use designations, which put an emphasis on sense of place and balancing needs, rather than single uses. While these are still in draft form, their adoption would increase base residential densities, allow more forms of housing, and greatly increase the amount of land in Salinas with mixed use designations. Virtually every infill site would have a higher allowed density under the Place Type designations, increasing the feasibility of reaching our housing targets. Table 63 below compares existing residential and mixed-use base zoning districts with their equivalent draft Place Types. The City is developing buildout projections based on the Place Types prior to issuing a Notice of Preparation for a general plan Environmental Impact Report. As drafts, the Place Types are subject to change and any updates will be reflected in the final Housing Element.

Table 65: Comparison of Existing Base Zoning and Draft Place Type Residential and Mixed Use Designations

Existing Zoning Districts	Allowed Density Range (dwelling units/acre)	Draft Place Type	Allowed Density Range (dwelling units/acre)
Residential Low Density	6-8	Traditional Neighborhood	6-12
Residential Medium Density	8-15	Blended Residential Neighborhood	12-20
Residential High Density	15-24	Multifamily Neighborhood	20-40
Commercial Office, Commercial Office/Residential	15-20 (both)	Employment Center Neighborhood Center	15-30 (both)
Commercial Retail	15-24	Commercial Retail	15-30
Mixed Use	15-24 for residential only, 30-40 in FG Districts	Mixed Use Corridor, Mixed Use Village	30-40 (Corridor) 30-50 (Village)
Mixed Use – Central City Overlay	80 maximum in Downtown Core	City Center Core, City Center Edge	30-80 (Core) 20-40 (Edge)
N/A – area currently commercial/light industrial (roughly bounded by Front Street, E Market Street, US 101, and E Alisal Street)	15-24 in limited Commercial Retail/Mixed Arterial Frontage areas	Alisal Marketplace	30-60

5.2 Financial Resources

The provision of affordable housing to low- and moderate-income households, especially those with extremely low incomes, requires significant financial investment. Below is a summary of funding sources available to the City for new construction, acquisition and/or rehabilitation, and preservation of housing, as well as providing housing assistance and supportive services. Since the start of the COVID-19 pandemic, the City has only increased its pursuit of resources, securing additional grant funding for

housing, including multiple rounds of project Homekey, a Family Homelessness Challenge grant, the Prohousing Incentive Pilot (PIP) program, Local Housing Trust Fund, and others. The City is also allocating a portion of its American Rescue Plan Act and General Fund dollars. Over the next eight (8) years, the permanent sources of funds to assist with new construction, acquisition and/or rehabilitation, and preservation of housing, as well as providing housing assistance and supportive services will be HUD CDBG, HOME and ESG entitlement funds along with HCD PLHA funds which will be used as leverage to bring additional projects and funds into the City.

Funding Source (Annually)	Leverage Amount (Annually)
HOME	$700,000
CDBG	$1,800,000
ESG	$150,000
PLHA	$1,000,000
Total	**$3,650,000**

5.2.1 Inclusionary Housing Trust Fund

The Inclusionary Housing Trust Fund (HTF) was established by the Inclusionary Housing Ordinance. All in-lieu fees, fees, promissory note repayments, shared appreciation payments, or other funds collected from the City's Inclusionary Housing Program are deposited into the HTF. Monies from this Fund are used exclusively to provide housing affordable to very low, low, moderate income, and workforce households in the City. Few developments opted for the in-lieu fee and therefore, the HTF does not maintain any substantial balance. The City is in the process of updating the Inclusionary Housing Ordinance and is selecting a consultant for a nexus study. The in-lieu fee option may change in the future.

5.2.2 Salinas Successor Agency Funds

On July 28, 2009, the Governor signed into law AB X4 26 modifying the now defunct Community Redevelopment Law. AB X4 26 permanently shifted approximately two billion dollars away from former redevelopment agencies to the Supplemental Educational Revenue Augmentation Fund ("SERAF") in each county. SERAF was renamed Housing Successor Agency (HSA) fund and has an available balance of $500,000 as of 2023. In 2022, HSA funds were committed to Sun Rose Apartments Project ($500,000) to help close the construction budget deficit for a new 8-bedroom transitional housing unit and 9 units of affordable housing for persons with psychiatric disabilities who are homeless.

5.2.3 American Rescue Plan Act

The Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program authorized by the American Rescue Plan Act (ARPA) awarded the City of Salinas $51,000,000 million dollars to address the unique needs its communities in response to and recovery from the COVID-19 public health emergency. The City allocated $12,000,000 of the funds towards homelessness and housings needs. Funds will be used to provide housing assistance and supportive services to households ($5 million) and the creation of the Affordable Housing Production Funds ($7 million) for new construction, acquisition and/or rehabilitation, and preservation of housing. In 2023, a portion of the Affordable Housing Production

Funds were committed to two projects: acquisition and rehabilitation of a duplex at 403 E. Romie Lane ($1,450,000) for permanent supportive housing and the predevelopment costs of a 132-unit 100% affordable multi-family housing project at 855 E. Laurel Drive ($500,000).

5.2.4 Family Homelessness Challenge Grant

Family Homelessness Challenge (FHC) Grants authorized by AB 140 (Chapter 111, Statutes of 2021) provides competitive grants to local jurisdictions. The grant funded program known as the Salinas Project Reclamation for Families was specifically developed to create affordable, permanent housing options for families experiencing homelessness by purchasing single-family homes, optimized through new ADUs, and integrated with the overall system of care. On June 24, 2022, the City was awarded $2,600,000 during round 1, and will be eligible for another $2,600,000 in round 2. The City entered a partnership with Bay Area Community Services Housing Corporation (BACS) who will purchase the single-family homes and add the ADUs to the purchased properties. On February 21, 2023, City Council approved a resolution authorizing the purchase of a single-family residence at 817 Bautista Drive for a purchase price of $625,000.

5.2.5 Encampment Resolution Funding

The California Interagency Council on Homelessness (Cal ICH) awarded $4,079,416 in Encampment Resolution Funding (ERF) to the City of Salinas. This grant will support Health & Safety Day projects (services and clean-up efforts at encampment sites) along the milelong stretch of land from Natividad Creek Park to Main Street, which intersects with Laurel Drive, Carr Lake, and Sherwood Drive. A main focus of this grant was to also establish immediate housing opportunities for encampment residents as well as a pipeline for moving them toward permanent housing. The funds will be utilized for Health & Safety Day activities, including:

- outreach and engagement at encampment sites,
- mobile healthcare services,
- basic needs and wraparound services,
- service coordination, referrals, transportation, and interim and permanent housing solutions, and
- encampment site restorations

5.2.6 Homekey Program Grant

Homekey Program (Homekey) funding is derived from the Coronavirus State Fiscal Recovery Fund (CSFRF) and the State General Fund. Homekey provides local public agencies opportunity to purchase motels and a broad range of other housing types in order to increase their community's capacity to respond to homelessness and the COVID-19 pandemic. In October 2022, the City was awarded $9.2 million for the purchase and conversion of the Good Nite Inn Hotel into 101 units of permanent supportive housing for people experiencing chronic homelessness. In Homekey Round 2, the City was awarded $29.5 million for two permanent supportive housing projects: 1) Step up on Fairview ($13.2 million) for the acquisition and transition to a 43 unit permanent supportive housing project and 2) Step up on Sanborn ($16.3 million) for the acquisition and transition to a 58 unit permanent supportive housing project. The City will also be pursuing a third round of Homekey funding in July, 2023.

5.2.7 Permanent Local Housing Allocation

Senate Bill 2 (SB 2), known as the Building Homes and Jobs Act (Act), established a fee on real estate transactions to generate funds to increase affordable housing. The Act establishes the Permanent Local Housing Allocation (PLHA) program administered by HCD. PLHA provides funding to local governments in California for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities. As an entitlement local government, Salinas is eligible to receive an estimated $6,041,082 over a five-year funding period. The City was awarded $1,006,847 (FY 2019-20) and $1,564,592 (FY 2020-21). For year three (FY 2021-22), the City anticipates an allocation of $1,722,182. The City plans to allocate funds to 1) advance affordable housing development; 2) facilitate ADU production; 3) expand homeless services and 4) establish a Local Housing Trust Fund. In 2021, the City provided $765,505 PLHA funds to the Housing Authority of the County of Monterey for predevelopment and construction of Parkside Manor Phase I, an 80 unit 100% affordable senior housing development. In 2022, the City committed $1,014,00 to the Step Up on Sanborn project and $220,000 to the Step up on Fairview project for the provisions of permanent supportive housing opportunities for unhoused City residents.

5.2.8 Prohousing Incentive Pilot Funds

On December 15, 2022, the HCD released a Notice of Funding Availability and application for its new Prohousing Incentive Pilot (PIP) Program to support the creation and preservation of affordable housing. The PIP Program intends to increase participation in HCD's Prohousing Designation Program (PDP) by pairing the designation with a significant award grant to eligible jurisdictions based upon a regional geographic categorization and a jurisdiction's PDP Application score. On March 7, 2023, City Council approved a Resolution authorizing the submission of a PIP application and anticipates an approved score that could result in an award of up to $1,650,000. If awarded, the City intends to allocate $1,150,000 of its awarded funds towards the predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low, very low, low-, and moderate-income households, including necessary operating subsidies and $500,000 towards homeownership opportunities, including, but not limited to, down payment assistance.

5.2.9 Local Housing Trust Fund Program

On March 7, 2023, HCD announced the release of the NOFA for approximately $53 million in funds for the Local Housing Trust Fund (LHTF) program. This fund provides Matching Grants to the LHTF Funds established by cities. The City submitted an application in May 17, 2023 for the 2023 LHTF NOFA and will use Housing Production Funds (General Fund Revenues) as its matching contribution as well as land donation several City own properties (Division St. properties and 32-39 Soledad St.). In the submitted application, the City requested $4,526,562 as matching funds. Of this amount, $1,810,625 came in the form of land donation and $2,715,937 in the form of General Fund Revenues. If awarded, the City's new LHTF Program would utilize the funds for the construction of new multifamily and rental housing that is affordable to extremely low-, very low-, and low-income households, including necessary operating subsidies. The provided funds would be awarded to developers in the form of construction loans and/or permanent financing loans at simple interest rates of no higher than 3 percent per annum.

5.2.10 Chinatown Revitalization Plan Fund

In 2019, the City of Salinas approved its latest Chinatown Revitalization Plan to restore and maintain the cultural and historical identity of the neighborhood while creating a more balanced neighborhood with affordable and market-rate housing, health and social services, open spaces, growth of business and employment options for residents. The City established the Chinatown Revitalization Plan fund that will focus on creating affordable and market-rate housing. Funds will be made available through fiscal years 2023 to 2028 for an estimated total of $2.4 Million based on the City's adopted 2023-2024 capital improvement budget.

5.2.11 Federal Entitlement Grants

The City of Salinas is an entitlement jurisdiction, eligible to receive Community Planning and Development (CPD) grants directly from the U.S. Department of Housing and Urban Development (HUD). The entitlement grants include: Community Development Block Grants (CDBG); HOME Investment Partnership Act (HOME); and Emergency Solutions Grant (ESG). The City's adopted FY 2020-2024 Consolidated Plan outlines the general priorities for using CDBG, HOME, and ESG funds.

A. Community Development Block Grant (CDBG)

Through the CDBG program, HUD provides funds to local governments for a range of community development activities. The eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property, public facilities and improvements, rehabilitation and construction (under certain limitations) of housing, and public services. In addition, these funds can be used to acquire or subsidize at-risk units. The City of Salinas receives approximately $2 million annually in CDBG funds.

B. HOME Investment Partnership Act (HOME)

Salinas also receives an annual entitlement under the HOME program. HOME funds can be used for activities that promote affordable rental housing and homeownership, including but not limited to: building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. Currently, the City receives approximately between $540,000 to $900,000 annually in HOME funds.

C. Emergency Solutions Grant (ESG)

In addition to CDBG and HOME funds, Salinas is also entitled to receive Emergency Solutions Grant (ESG) from HUD. ESG funds are used to provide homeless prevention services and to support the operation of emergency shelters for the homeless. Annually, the City receives approximately $180,000 in ESG funds.

D. HOME American Rescue Plan (ARP)

The City of Salinas ("City") received a one-time allocation of $2.9 million dollars, through the American Recue Plan Act of 2021 ("ARP"), for the HOME Investment Partnership Program (HOME) to provide homelessness assistance and supportive services. This funding source aims to perform four key activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. The City submitted an Allocation Plan, after conducting a robust consultation with the public and service providers, to determine which activities should be prioritized and funded. Based on this consultation process, and a needs assessment for qualifying populations, the City

determined that HOME ARP funding will be used toward supportive services for two HomeKey projects that will provide permanent supporting housing to 101 homeless individuals.

5.2.12 State Community Revitalization and Investment Authority

On September 22, 2015, the Governor signed into law AB 2, which authorizes the creation of Community Revitalization and Investment Authorities and adoption of redevelopment-like plans including 25 percent tax increment revenues for affordable housing. CRIAs will have significant power to "invest in disadvantaged communities with a high crime rate, high unemployment, and deteriorated and inadequate infrastructure, commercial, and residential buildings." In part, the newly formed CRIAs will have the power to (i) issue bonds; (ii) adopt a community revitalization and investment plan; (iii) clean hazardous waste; (iv) acquire and transfer real property; and (v) incur debt.

Section 62001(d) of the Government Code establishes the criteria for a community revitalization plan within a community revitalization and investment area. Not less than 80 percent of the land calculated by census tracts, or census block groups within the area shall be characterized by both of the following conditions:

- An annual median household income that is less than 80 percent of the statewide annual median income.
- Three of the following four conditions:
    - Nonseasonal unemployment that is at least three percent higher than statewide median unemployment, as defined by the report on labor market information published by the Employment Development Department in January of the year in which the community revitalization plan is prepared.
    - Crime rates that are five percent higher than the statewide median crime rate, as defined by the most recent annual report of the Criminal Justice Statistics Center within the Department of Justice, when data is available on the California Attorney General's Internet Web site.
    - Deteriorated or inadequate infrastructure such as streets, sidewalks, water supply, sewer treatment or processing, and parks.
    - Deteriorated commercial or residential structures.

The Community Revitalization and Investment Authority (CRIA) could potentially be an important financing tool available to the City of Salinas in addressing the disproportionate concentration of housing and community development issues in the East Salinas/Alisal area.

5.3 Partnership Resources

The City collaborates with various nonprofit housing developers to provide affordable housing for lower and moderate income households and households with special needs through new construction, acquisition/rehabilitation, and preservation of at-risk affordable housing. The following agencies have the capacity and experience to develop and manage affordable housing in Salinas:

- **Housing Authority of the County of Monterey (HACM):** HACM administers the Housing Choice Voucher program that covers also the City of Salinas. In addition, HACM actively pursues affordable housing development. In 2022, HACM completed construction of the 80-unit Parkside Manor Phase I project and had its grand opening January 2023. HAMC is also partnering with the City on a proposed affordable housing development located at Division Street.

- **Mid-Peninsula Housing:** Mid-Pen is also an active nonprofit affordable housing developers in the Monterey Bay area. The City worked with MidPen in the construction of a 90-unit affordable SRO project in the Chinatown neighborhood. The Moon Gate Plaza, a permanent supportive housing project, was completed in September of 2020. Mid-Pen continues its partnership with the City and is certified as a Community Housing Development Organization (CHDO) by the City of Salinas.

  CHISPA: CHISPA is an active nonprofit affordable housing developer in the Monterey Bay area. CHISPA recently completed the rehabilitation of the 40-unit Vista de la Terraza project using CDBG funds and is developing a senior apartment complex in Salinas. CHISPA is certified as a CHDO by the City of Salinas.

- **Building Healthy Communities (BHC):** BHC was a 10-year place-based initiative funded by the California Endowment (TCE) to build community power, advance policy and promote racial equity in disadvantaged communities throughout California. BHC East Salinas worked closely with the City of Salinas on various community development projects including the Inclusionary Housing Ordinance, the Alisal Vibrancy Plan. The collaboration sought to expand the City's reach and bring new voices, that are so often left out of the conversation, into decision making spaces to shift policy and build resident leadership. This on going partnership has helped expand education related to housing policy and services in some of the most underserved areas in Salinas.

- **Interim, Inc.:** This nonprofit organization provides supportive services and affordable housing for persons with mental disabilities. It provides a range of housing options throughout the County. The City supports various homeless outreach activities provided by Interim, Inc. Interim, Inc. will finalize the completion of the Sun Rose Apartments in 2023. The project involved the demolition of six units and construction of 18 new units. These units (except for the manager's unit) are targeted for low income individuals who are homeless or at risk of homelessness and are mentally disabled..

- **Eden Housing:** Eden Housing is a nonprofit affordable housing developer founded in 1986 who now serves thirty cities in thirteen counties. In 2023, the City and County of Monterey entered into an agreement with Eden Housing to develop a 100% affordable multifamily rental housing project at 855 East Laurel Drive The project will provide 132 units consisting of 3 bedroom, 2 bedroom, and 1 bedroom.

- **Step up on Second Street:** Step up on Second Street (Step up) is a nonprofit permanent supportive housing community founded in 1984. As of 2021, Step Up had over 1,850 permanent supportive housing units in developments throughout the U.S. The City entered in partnership with Step up and Shangri-La (for profit developer) to acquire and convert three hotels to permanent supportive housing: Step up on Sanborn, Step up on Fairview and Step up in Salinas.

These projects will provide a total of 202 units to unsheltered Salinas residents, 103 of these units will be completed at the end of 2023.

- **Bay Area Community Services:** Founded in 1953, Bay Area Community Services (BACS) is a nonprofit leader in homelessness prevention programs by providing housing solutions, residential services, and intentional care. In 2021, the City partnered with BACS to operate the year-round regional navigation center to help serve up to 100 residents who are experiencing homelessness. The City entered a partnership with BACs to purchase single-family homes and add the ADUs to the properties to house unsheltered individuals.

6. Housing Plan

This section describes the City's goals, quantified objectives, and policies to ensure the projected demands for housing are adequately met during the 6th Cycle planning period (2023-2031). The Housing Plan serves as the primary tool for directing implementation on neighborhood conservation, housing production, and housing assistance.

Appropriateness of the Goals, Policies, and Actions
In the time since adoption of the 2015-2023 Housing Element update, the City of Salinas has focused on advancing housing production and establishing programs to support residents with their housing needs. Since 2015, the City has learned from the implementation of the Housing Element and consistently sought to improve on and expand existing programs, while also establishing new programs and completing multiple projects to advance housing production. The City is proud that as a result of these diligent efforts, Salinas received Prohousing designation in the Spring of 2023. The City will continue to refine, expand, and improve on existing policies and programs, while consistently seeking new opportunities to advance housing production.

The Housing strategies described in this plan were developed from extensive engagement efforts for this Element and related community planning efforts around housing, and reflect the voices of community members, local stakeholders and advocacy groups. These policies are the result of many conversations not just through Housing Element Engagement, but also related plans such as the Alisal Vibrancy Plan, Chinatown Revitalization Plan, and Regional Farmworker Housing Study. Residents have repeatedly underscored the need for more affordable housing, housing rehabilitation, and access to resources alongside measures to prevent displacement and gentrification. Each goal encompasses policies to reflect the City's preferred course of action based on housing-related needs, state laws, community action plans, current market conditions, and development trends. This chapter contains the City of Salinas' action plan for a broad range of programs that address the production and affordability of housing, strengthening tenant rights, improving existing housing, and ending homelessness.

6.1 Goals and Policies

Goal 1: Increase Housing Supply and Opportunities for All.

The City strives to ensure an adequate supply of housing is made available to meet the diverse housing needs of all economic segments of the community. Maintaining diversity in housing choice and cost allows Salinas residents', regardless of age, family type or income, an opportunity to find housing meeting their individual and family needs. Housing production for infill and new housing developments should come in a variety of housing types and support sustainability through design and location. The City can only directly develop on property it owns, which can provide just a small portion of the needed units, but it will play various roles to incentivize production and remove barriers for additional housing.

HE Policy 1.1: Incentivize and support the production of new housing units.

HE Policy 1.2: Develop and formalize partnerships that support the long-term supply of housing.

HE Policy 1.3: Encourage and facilitate the construction of Accessory Dwelling Units (ADUs).

HE Policy 1.4: Encourage a mix of diverse housing types.

HE Policy 1.5: Update the Zoning Code regularly to ensure consistency with state law and alignment with community vision.

HE Policy 1.6: Encourage developers to maximize energy conservation and sustainability through green building techniques and materials.

HE Policy 1.7: Develop high-density and mixed-use housing in areas with existing public and active transportation, and create additional safe bike and pedestrian infrastructure.

HE Policy 1.8: Work with Monterey-Salinas Transit to ensure the Future Growth Area and all future areas with low income housing have access to high quality transit as they develop.

Goal 2: Provide Tenant Protections

Urgent action is needed to address the threats of displacement and fair housing violations. The Covid-19 pandemic only increased risks of housing loss from unaffordable and rising rents, the expiration of existing affordability restrictions, and pressure from new development. Through strengthening legal protections and programs for tenants the City can help keep people in their homes and neighborhoods. Providing access to housing information and programs is also key to ensuring both property owners and tenants understand their rights and responsibilities, as well services available to them. The community advocated for the City to work with property owners and tenants to provide education, technical assistance, and public information to help increase participation in existing housing programs.

HE Policy 2.1: Pursue policies and programs that prevent displacement.

HE Policy 2.2: Advance rent stabilization.

HE Policy 2.3: Develop additional programs and policies to support tenants' rights and uphold fair housing/landlord laws.

HE Policy 2.4: Provide education on fair housing and connect tenants to related legal services.

Goal 3: Access to Safe and Healthy Housing for all Residents

Housing quality is an important contributor to the quality of life for our neighborhoods and overall community. Rental housing stock in many parts of the city is old and often deteriorating in places where absentee rental owners have little economic incentive to reinvest in improvements. Homeowners face rehabilitation challenges as well with aging buildings and increasing maintenance costs. Salinas must continually assess potential individual, neighborhood and community health and safety impacts associated with aging housing, infrastructure, and community facilities. Maintenance and rehabilitation efforts contribute to the preservation and enhancement of neighborhoods and the individual housing units within these neighborhoods. The City must also take steps to address unsafe conditions related to overcrowding through collaborative code enforcement that balances life-safety issues and displacement and gains the

trust of residents, particularly in rental housing, so that they feel comfortable addressing substandard housing issues with officials.

HE Policy 3.1: Improve the quality and condition of rental housing.

HE Policy 3.2: Continue to promote the rehabilitation of existing housing units.

HE Policy 3.3: Support programs for maintenance and retrofits that include energy, heat, and water conservation, and greenhouse gas emission reductions. Focus public funding on lower income residents to decrease economic and health disparities in the transition to green housing.

HE Policy 3.4: Through public-private partnerships and collaborative efforts, rehabilitate substandard housing where feasible.

HE Policy 3.5: Require Code Enforcement to work with property owners to address substandard housing violations before pursuing other enforcement options with the goal of preventing loss of housing.

HE Policy 3.6: Support the elimination of health risks in the home through programs to remove lead-based paint, mold, and other contaminants.

Goal 4:	**Advance Housing Affordability and Opportunity at all Income Levels**

Affordability is undeniably the top housing priority for most Salinas residents. While this now holds true across many income levels thanks to the housing crisis, certain segments of the population may have even more difficulty finding decent, affordable housing. These segments include lower income households, workforce households (teachers, firefighters, healthcare workers, etc.), the elderly, persons with disabilities (including those with developmental disabilities), large families, single-parent households, and farmworkers. To address the housing needs of these groups, the City should continue to further fair housing choices by promoting housing opportunities to residents throughout the city to reverse patterns of segregation, removing impediments to housing, preserving existing affordable housing, closing the financial feasibility gap for new affordable housing, and tailoring resources to our unique populations. Retaining long-time residents and families strengthens the community fabric, identity, and stability of Salinas' neighborhoods.

HE Policy 4.1: Facilitate the production of affordable housing.

HE Policy 4.2: Preserve and expand the existing affordable housing stock**.**

HE Policy 4.3: Promote housing opportunities for existing residents.

HE Policy 4.4: Connect residents to financial resources.

HE Policy 4.5: Provide assistance to special populations to ensure equitable access to housing.

HE Policy 4.6: Support seniors aging in place in the community.

Goal 5:	Stabilize and Support Neighborhoods

Strong neighborhoods are the foundation of a vibrant, successful, and prosperous community. Great places are the result of significant investments of time and money by residents, businesses, local groups, and the City. Recently adopted community plans seek to reverse historic disinvestment in the Alisal, Chinatown, and downtown, and build on what makes them unique. The City will work closely with residents and local leaders to continue to identify priorities and design improvement projects. Collaboration with the City and residents can also include activities such as community clean ups, tree planting, and assisting neighbors with home repair and beautification.

HE Policy 5.1: Collaborate with residents to improve neighborhoods.

HE Policy 5.2: Leverage code enforcement strategies to improve neighborhoods.

HE Policy 5.3: Encourage the preservation and restoration of residential and neighborhood resources that possess historic, cultural or architectural value

HE Policy 5.4: Take proactive steps to reverse patterns of discrimination by investing in disadvantaged neighborhoods through implementing the Alisal Vibrancy Plan (including ANRSA), Chinatown Revitalization Plan, and Downtown Vibrancy Plan, to ensure they have the resources to reverse the effects of historic neglect.

Goal 6:	Improve City Homeless Response

Homelessness is an urgent and growing issue in Salinas that calls for immediate action. The City takes a proactive approach to addressing the housing and service needs of individuals experiencing homeless and those at-risk of homelessness. Through partnership, the City assisted the local Continuum of Care (CoC #506-CA) in the formulation of a regional framework, the Lead Me Home Ten-Year Plan to End Homelessness in Monterey and San Benito Counties and assumed a more primary role in the development of its subsequent data-driven, action-oriented Lead Me Home Update – 5 Year Plan to Reduce Homelessness in Monterey and San Benito Counties. As the largest incorporated jurisdiction in the CoC seeking to permanently house approximately 70% of the CoC's unhoused population, the City will continue in its proactive leadership role to coordinate, support and work with the CoC and other partner agencies and jurisdictions within the Coalition of Homeless Services Providers and community partners to ensure the identification and implementation of best practices under an explicit intention to provide comprehensive, responsive, and outcome-oriented services to our unhoused residents.

HE Policy 6.1: Collaborate with the local Continuum of Care (Coc #506-CA) to implement the Lead Me Home Plan.

HE Policy 6.2: Improve the quality of homeless services and coordination with community providers.

HE Policy 6.3: Pursue funding opportunities to support existing and new homeless services programs.

HE Policy 6.4 Seek to address the urgent health and safety needs of unhoused residents.

6.2 Implementing Programs and Actions

6.2.1 Increase Housing Supply and Opportunity for all

Program 1: Provision and Monitoring of Adequate Sites for RHNA

The City of Salinas has a Regional Housing Needs Allocation (RHNA) of 6,674 units:

Income Level	Units
Very Low-Income	920
Low-Income	600
Moderate-Income	1,692
Above moderate-income	3,462
Total RHNA number	**6,674**

The City plans to accommodate its RHNA through a combination of pipeline projects in construction or planning, Accessory Dwelling Unit (ADU) development, vacant and underutilized sites, and entitled portions of the North of Boronda Future Growth Area (FGA). There are 818 units in the pipeline expected after July 1, 2023. The City conservatively anticipates 552 new ADUs during the planning period, based on the four-year average of new ADU permits from 2018-2022. The site inventory has identified capacity for an additional 6,724 units (including in the FGA), 1,936 of which are on sites with density suitable for development of lower income housing. Overall, the City has the capacity to accommodate 8,094 units during the planning period.

Unit Capacity	Income Category				Total
	Extremely / Very Low	Low	Moderate	Above Moderate	
Pipeline Projects and Projected ADUs	378	146	166	680	1,370
Vacant Residential Sites	--	--	269	5	274
Underutilized Residential Sites	--	--	340	--	340
Vacant Mixed Use Sites	253	216	41	--	510
Underutilized Mixed Use Sites	263	270	35	72	640
North of Boronda Future Growth Area					
West Area	--	--	800	1,953	2,753
Central Area	205	205	492	1,305	2,207
Total	**1,099**	**837**	**2,143**	**4,015**	**8,094**
2023-2031 RHNA	*920*	*600*	*1,692*	*3,462*	*6,674*
Surplus		+416		+1,004	+1,420

By Right Approval and Monitoring of No Net Loss

AB 1397 (2017) added requirements for identified sites that were also used in previous housing element cycles. If a nonvacant site identified in the prior cycle (5th cycle), or a vacant site used in the previous

two cycles (4th and 5th) is used to accommodate low- and very low-income RHNA, it must be rezoned to allow residential as a non-discretionary use at a minimum of 20 dwelling units per acre (du/a) if at least 20 percent of the units are affordable to lower income households. The 2023-2031 Sites Inventory identifies six sites used in previous Housing Elements that meet the above criteria. These sites are already in areas that permit non-discretionary residential development at a minimum of 30 du/a and do not require rezoning.

SB 166 (2017) requires that jurisdictions maintain adequate sites to accommodate its RHNA at all times throughout the planning period. If, at any time during the planning period, a jurisdiction finds that there is a shortfall of sites to accommodate its remaining RHNA, the jurisdiction must take immediate action by amending its Sites Inventory to either include previously unidentified sites or sites that have been rezoned to account for the shortfall.

IMPLEMENTATION	
HE Policies:	1.1, 1.2, 1.4, 1.6
Funding Source:	Departmental Budget
Responsibility:	Community Development Department
Quantified Objective:	To facilitate sufficient sites for the development of adequate housing and ensure the availability of housing for all households in the City of Salinas. Construct 6,674 units in accordance with the 2023-2031 RHNA.
Actions:	a. Maintain a site inventory of adequate densities and appropriate development standards to facilitate a range of housing opportunities. - Ongoing b. Establish a formal procedure by end of 2024 to annually review sites and ensure no net loss of sites to accommodate remaining RHNA and to identify additional sites or rezone within six months when net loss would occur. c. To ensure completion of pipeline projects identified in Table 59: Credits Toward the RHNA, the City will monitor progress of these projects and will coordinate with applicants to facilitate remaining approvals and permits. The City will work with applicants to ensure entitlements do not expire and assist with expedition and funding assistance if the project is eligible under state law and applicable Housing Element Programs. If a pipeline project is not approved, the City will ensure adequate capacity for the remaining RHNA is provided through monitoring of no net loss and rezoning if necessary (see Action b. above). d. Maintain a minimum of 30 du per acre in the zoning code as a non-discretionary permitted use requirement on previously identified sites located in the Focused Growth Overlay district which can accommodate residential and mixed-use developments. – Ongoing e. To ensure continued AB 1397 compliance, require non-discretionary review for any housing projects with at least 20-percent of units affordable to lower-income households on: i. Vacant sites identified in two consecutive previous Housing Element cycles, or ii. Nonvacant sites identified in the previous cycle, or

	iii. Sites to be rezoned past the statutory deadline. f. Continue compliance with Surplus Lands Act requirements and actively market available Surplus Land to affordable housing developers, particularly Consolidated Sites 'C' and 'E' of Appendix B, which could accommodate 129 Very Low-Low income units. If additional surplus land is necessary to accommodate a shortfall of sites/net loss identified through Action b. above, ensure any necessary rezone is completed within six months. g. Consult annually with affordable housing developers to identify any additional sites (including surplus public land), which may be considered appropriate for affordable housing development. h. Work with the developers to facilitate WASP and CASP development on identified sites by 2031. i. Coordinate with Monterey-Salinas Transit to increase transit access to new housing sites.

Program 2: Financial Assistance and Gap Financing

The City will continue to facilitate the expansion of the City's affordable housing inventory through new construction, acquisition, and or rehabilitation. Emphasis will be placed on the City's most underserved segments of the population, including the lower income households (especially those with extremely low incomes), farmworkers, persons with disabilities (including those with developmental disabilities), seniors, elderly, large households, and the homeless.

The City will continue to assist in the development of affordable housing by providing gap financing and providing support for funding applications, offering technical assistance, provide feedback on project concepts, predevelopment meetings, development incentives, and permit processing. In addition to assisting in gap-financing nonprofit housing development, the City utilizes a variety of tools to facilitate affordable housing development by private developers. These include, maximizing use of public properties, land donation, direct funding/zero-dollar impact fees and other incentives. The City will explore ways to increase affordable housing development in areas of high resource and opportunity throughout the City.

IMPLEMENTATION	
HE Policies:	1.1, 1.2, 1.4, 4.2, 4.3
Funding Source:	CDBG, HOME, PLHA, HSA, ARPA, HOME ARP, PIP, and other available funding source
Responsibility:	Community Development Department
Objective:	Provide financial assistance and/or gap financing to allow for the development of adequate housing and ensure the availability of housing for all households in the City of Salinas.
Actions & Timeframes:	Annually a. Proactively pursue and leverage governmental and non-governmental funds to increase the inventory of affordable housing.

	b. Commit federal pass-through funds to the production and preservation of affordable housing. c. Continue to promote density bonus, inclusionary units, and other incentives to facilitate affordable housing development. d. Continue collaborating with existing or potential Community Housing Development Organizations (CHDOs) and local or regional stakeholder organizations to create new affordable housing projects and to enhance neighborhood conditions. Short Term (1-3 Years) e. Explore the creation of a Community Revitalization and Investment Authority for Downtown, Chinatown and the Alisal as a tool to finance affordable housing. f. Explore parcel taxes for affordable housing that would tax land rather than new development. g. Explore community land trusts as another avenue for developing and preserving affordable housing. h. Explore allocating a portion of Cannabis Business Taxes to foster affordable housing production including funding of planning staff to sustain projects through the process. i. Explore the possibility of a Monterey County Housing Bond and continue to discuss this possibility among Monterey County Stakeholders. j. Explore the development of commercial/industrial linkage fee for the provision of affordable housing. k. Maximize local funding resources to leverage conventional non-local grants.

Program 3: Prohousing Designation

The City will maintain its Prohousing Designation Program (PDP) from the California Housing and Community Development Department (HCD). The Prohousing Designation provides incentives, in the form of additional points or preferences in the scoring of competitive applications for housing and infrastructure for City projects. The City of Salinas is currently one of twenty-two jurisdictions in the State with this designation and the only one in the Central Coast. As a Prohousing Designation jurisdiction, the City applied to the Prohousing Incentive Program (PIP) in March 2023 and is projected to receive approximately $1,650,000. Funds will be used towards the development of affordable housing and First Time Homebuyer Down Payment Assistance Program.

IMPLEMENTATION	
HE Policies:	1.1, 1.4
Funding Source:	HCD, PIP
Responsibility:	Community Development Department
Quantified Objective:	Pursue funding from the PIP to assist 1-2 affordable housing developments and 5-10 households with down payment assistance.
Actions:	a. Annually pursue PIP funding.

	b. Maintain the PDP by adhering to applicable State Housing Law, The Affirmatively Furthering Fair Housing obligation and the Principles of Prohousing, and by implementing the proposed Prohousing policies within the time frame specified in the City's application for Prohousing Designation.
Timeframe:	Beginning 2024, Annually

Program 4: Accessory Dwelling Units

The construction of accessory dwelling units (ADUs) will continue to be promoted and facilitated in order to expand the supply of affordable housing stock within city limits. Due to their small size and relative low cost of construction ADUs can enhance affordability for renters and act as a reliable source of income for homeowners. Due to state and local policies (including AB 587, AB 671, AB 68, and SB 13, among others) ADUs are eligible for streamlined approval and permitted through a ministerial process. While the City is following relevant recent state laws on ADUs/JADUs, its own ordinance is out of date and in the revisions process, which is expected to be complete by late 2023/early 2024.

IMPLEMENTATION	
HE Policies:	1.1, 1.3, 1.4
Funding Source:	Salinas Local Housing Trust Fund, PLHA, HAS, and other available funding
Responsibility:	Community Development Department
Quantified Objective:	Increase housing stock and gradually infill existing neighborhoods by encouraging ADU construction through pre-approved plans, active marketing, and financing assistance. Construct an estimate of 552 ADU's in accordance with the 2023-2031 RHNA.
Actions:	a. Promote the City's pre-approved ADU plans and provide guidance and educational materials for building ADUs on the City's website, including permitting procedures and construction resources. b. Monitor and pursue state grants and financial incentives in connection with the planning, construction, and operation of affordable ADUs. c. Establish loan program for the financing of new ADUs and provide subsidies for owners willing to provide affordable ADUs. d. Extend existing ordinance amending Chapter 9 of the Salinas Municipal Code (Building) to exempt accessory dwelling units from Development Impact Fees for an additional 5 years. e. Complete ADU/JADU ordinance update by May 2024, to incorporate state requirements and any other relevant legislation.

	f. Monitor program every other year and adopt necessary additional zoning code or other changes within six months of identification of need. g. Conduct annual outreach and education.
Timeframe:	Ordinance update: complete by May 2024. Other actions: on-going

Program 5: East Area Specific Plan Development

In September 2008, the North of Boronda Future Growth Area (FGA) was annexed into the City of Salinas. Salinas General Plan Policy LU-4 requires the preparation of a specific plan prior to the development of any FGA. With the adoptions of the Gateway Center (2011), West (WASP, 2019) and Central (CASP, 2020) Area Specific Plans, this leaves only the eastern portion of the FGA without an adopted plan. The WASP and CASP were developer-driven plans that took over a decade to complete due to the Great Recession. An East Area Specific Plan (EASP) was initiated in the early to mid-2000s but did not move forward after the economic downturn in 2008. The City is launching the preparation of a city-driven EASP to align it with the General Plan Update, include more robust community engagement, and complete the effort in a shorter timeframe. While the East Area is less likely to produce units within this Housing Element's planning period, adopting a Specific Plan is key for long-term housing production and completing a vision for the whole Future Growth Area. Like the WASP and CASP, the EASP will be designed with New Urbanism Principles and also apply the draft Place Types, creating a variety of housing types and walkable neighborhoods.

IMPLEMENTATION	
HE Policies:	1.1, 1.4, 1.5
Funding Source:	Departmental Budget/General Fund
Responsible Agency:	Community Development Department/City Council
Objective:	Create long-term housing production for the Future Growth Area
Actions:	a. Issue a Request for Proposals and select a planning consultant. b. Initiate community engagement. c. Develop draft Specific Plan and environmental documents. d. Adopt East Area Specific Plan.
Timeframe:	Select planning consultant and initiate engagement by July 2024. Draft and adopt EASP by end of 2026.

Program 6: General Plan, Zoning Code, and Approval Process Updates

With the Visión Salinas 2040 General Plan Update, the City is reimagining its land use plan, switching from traditional land use designations to a place-based system. These draft Place Types would offer greater flexibility and density and place less emphasis on strict use classifications. Their focus on place and form will make it easier to implement Objective Design Standards and other changes to state law intended to reduce approval times for housing projects. Updates to the zoning code and approval processes will also address several other issues identified in Chapters 4 and 5 to comply with recent state

laws. These include revising Conditional Use Permit (CUP) requirements to increase certainty in outcomes, streamlining approval processes for eligible affordable and supportive housing projects, and updating emergency shelter requirements.

IMPLEMENTATION	
HE Policies:	1.1, 1.4, 1.5
Funding Source:	General Plan and Zoning Maintenance Fee
Responsible Agency:	Community Development/City Council
Objective:	Complete the General Plan Update and amend Municipal Code to comply with state law and implement Place Type land use designations.
Actions:	a. Adopt the General Plan Update. b. Amend Zoning Code to implement Place Type designations and revised Land Use Element. Establish or modify development standards to facilitate achieving maximum densities, encourage small lot consolidation, and remove constraints to housing. c. Develop and adopt Objective Design Standards for residential and mixed-use development consistent with the Housing Accountability Act and increase opportunities for ministerial review. d. Expand the Adaptive Reuse Ordinance to Citywide by 2026. e. Amend Municipal Code Chapter 15 Housing to remove subjective findings from Article IV – Reasonable Accommodation for Persons with Disabilities. f. Amend CUP requirements in zoning code to remove subjective required finding (Sec. 37-60.520.(b)) on non-impacts to the surrounding neighborhood/properties for housing projects and mixed use projects that include housing. g. Change the zoning code definition of family (in Sec. 37-10.300) to remove language that may exclude unrelated individuals from living together. Remove phrase "based on personal relationships". h. Amend zoning code to remove garage and covered parking requirements. i. Amend zoning code to make Employee Housing, Small Project, a Permitted-by-right (P) use in the R-M-3.6 and R-M-2.9 residential zones. j. Amend Emergency Shelter section (Sec. 37-50.305) to meet all requirements pursuant to AB 2339, including eliminating the restrictions on the number of beds, expanding the definition, ensuring proximity to services, bringing parking and distance requirements into compliance with AB 139, making Emergency Shelters, Type A, a permitted use (no discretionary action) in the Mixed-Use District. k. Streamline approval process to comply with AB 2162 (2018)

	for Supportive Housing (as defined in the California Health and Safety Code Section 50675.14) in zones where multifamily and mixed uses are permitted, treat as use by right, with no minimum parking requirements if the development is located within ½ mile of a public transit stop. l. Establish a written policy to ensure streamlined ministerial review of eligible affordable housing projects as provided by SB 35 (2017) and Government Code, Section 65913.4. m. Amend zoning code to comply with AB 101 (2019) to allow Low Barrier Navigation Centers (LBNC, as defined in Government Code Section 65660) by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses if it meets specified requirements, including: i. Access to permanent housing. ii. Use of a coordinated entry system (Homeless Management Information System). iii. Use of Housing First according to Welfare and Institutions Code section 8255 (Government Code Section 65662). n. Review and revise the required findings for CUP approval for large residential care facilities to ensure the findings do not constrain the redevelopment of such facilities.
Timeframe:	Adopt General Plan and complete streamlining of identified processes by end of 2024. Complete rezoning/zoning and municipal code amendments before July 1, 2026.

Program 7 Reduce Housing Production Constraints

The City will monitor existing development fees, including in-lieu fees, development impact fees, and processing fees, to ensure they are not a constraint to the feasibility of affordable housing development. To ensure fees do not create a constraint to affordable housing development, the City will annually review development fees and revise as appropriate.

In light of recent legal debates and court decisions on inclusionary housing programs and current market conditions, the City has determined that the Inclusionary Housing Ordinance should be reviewed to determine if it is feasible to increase the requirements of the ordinance. The City will complete a technical analysis, feasibility study and engage with stakeholders to review and update the ordinance to ensure a portion of units will be reserved as affordable.

IMPLEMENTATION	
HE Policies:	1.1, 1.2, 1.3, 1.4 4.2, 4.3, 4.6
Funding Source:	Departmental Budget
Responsibility:	Community Development Department
Quantified Objective:	Reduce housing costs associated with permit or development fees and

	streamline the review process associated with housing production and annually assist two affordable housing developments with deferral of impact fees annually. Reduce average processing time for housing planning and permit approvals by 10-percent by the end of 2026.
Actions:	a. Annually review the City's planning and development fees to ensure they are appropriate and do not unduly constrain affordable housing development. Compare fees with other local jurisdictions to determine if they are within a reasonable range for similar projects, based on fees per unit, square footage, total development cost, or other appropriate metrics. b. Revise and reduce fees to remove constraints on housing. c. Update the impact fee schedule to reduce minimum net land area per unit requirements. d. As funding permits, assist in gap financing affordable development by nonprofit developers to help offset the cost of development through deferred impact fees. e. Periodically review the effectiveness of the Inclusionary Housing Ordinance and Density Bonus Program to implement revisions as appropriate to incentivize additional housing development. f. Continue efforts on streamlining and enhancing the efficiency of the planning and permit approval process as well as building inspection services. Additionally continue supporting affordable housing developers through the entitlement and development process. Track the average processing time for housing planning and permit approvals and reduce time by 10 percent by the end of 2026.
Timeframe:	Annual review of fees. Reduce processing time by end of 2026.

6.2.2 Provide Tenant Protections

Program 8: Residential Rental Registration & Rent Stabilization

The City adopted a Residential Rental Registration Ordinance on in April of 2023. To keep community stakeholders at the center of the development of this Ordinance, the City formed a Community Technical Advisory Committee (TAC) comprised of community advocates, housing developers, property managers, and private sector professional organization representatives to assist in formulating an equitable, acceptable Residential Rental Registration Program. Staff envision the Residential Rental Registration Program serving initially as a database that the City would use to collect and track data rental related data on units, including those that are affordable units, as well as an opportunity to further expand its Fair Housing Services platform through the dissemination of useful tenant/landlord services and supports, and to disseminate information and expand tenant/landlord services. Potential consideration of additional program components related to monitoring, compliance, and enforcement may also be considered. However, the utility of the Residential Rental Registration could be expanded over time to incorporate additional monitoring, compliance, and enforcement activities as new programs are established and linked to it.

IMPLEMENTATION

HE Policies:	2.2., 2.3, 3.1, 3.5
Funding Source:	Departmental Budget, Residential Rental Registration Program Enterprise Fund
Responsibility:	Community Development Department
Quantified Objective:	▪ Reach 80% rental registration compliance of all rental units by 2028. ▪ Create 1 bilingual (English-Spanish) tenant toolkit ▪ Create 1 bilingual (English-Spanish) landlord toolkit ▪ Enter into at least one new partnership to provide tenant/landlord mediation services ▪ Provide at least 12 linkage referrals to City's tenant/landlord and fair housing service providers. ▪ Analyze rent stabilization options by end of 2024, implement chosen option by 2025.
Actions:	a. Make educational material and resources available in English, Make educational material and practical resources available in English, Spanish and other languages as appropriate. b. Referrals to local service providers. c. Examine the possibility of developing a Rental Assistance and Navigation program component. d. Examination, exploration and consideration of a rent stabilization and inspection components.
Timeframe:	Implementation of rental registry in 2023; thereafter annually. Rent stabilization by 2025.

Program 9: Fair Housing Education, Outreach, and Services

Provide fair housing education, outreach, mediation materials, and referral services through the CDD Housing Division and a contracted fair housing and tenant-landlord legal organizations to include information and services available in English, Spanish, and/or other languages as appropriate. Tenant/landlord resources may include FAQs, tenant toolkit, landlord toolkit, workshops, webinars and/or one-on-one counseling, among others.

The City actively furthers fair housing choice in the community through the following actions:

- **Fair Housing Services:** The City provides fair housing services to residents, property owners, and housing professionals. Currently, the City is actively looking at expanding the network of services providers while creating robust in-house tenant-landlord services/programs and contracts with Eden Council for Hope and Opportunity (ECHO) to provide fair housing related services.

  In addition, the City will continue to refer fair housing complaints to State Department of Fair Employment and Housing, and to HUD's Fair Housing and Equal Opportunity (FHEO) Office.

- **Linguistic Isolation:** Continue implementation of City's Language Assistance Plan (LAP) for persons of Limited English Proficiency (LEPs) who may be linguistically isolated and further coordination with Salinas community-based non-profits regarding implementation of their LAPs to provide multilingual outreach materials and program services.

- **Fair Housing Outreach:** Expand fair housing outreach activities:
  - The City partners with local community-based organizations, landlord and real estate groups, and/or school districts to disseminate relevant information and bring awareness about relevant programs.
  - Distribute informational materials to community organizations and neighborhood gathering spots in areas with higher rates of protected groups.
  - Continue support of fair housing service providers offering community education of institutional leaders, to expand training beyond landlord/tenant rights training to include identification of fraud and potential dishonest schemes related to mortgages, lending and foreclosures.

IMPLEMENTATION	
HE Policies:	2.1, 2.2, 2.3, 3.5
Funding Source:	General Fund; CDBG
Responsibility:	Community Development/Housing Division
Objective:	Educate tenants and landlords on their rights and responsibilities under fair housing laws to promote increased housing stability, fair housing practices within rentals, and to affirmatively further fair housing. Ensure all information and services are available in appropriate languages by June 2024, updating annually or as needed. Provide four educational workshops per year.
Actions:	a. Provide fair housing resources information through City social media, printed materials, and workshops. b. Distribute informational materials to community organizations and neighborhood gathering spots in areas with higher rates of protected groups. c. Collaborate with local and regional stakeholders to reach linguistically isolated and underserved populations. d. Meet quarterly with the City's contracted housing rights and tenant protection agency staff, beginning in 2023-2024. e. Through the HUD Consolidated Plan and Annual Action Plan, identify and allocate funding for fair housing services as a continued priority. f. Evaluate and support the implementation of a tenant relocation assistance program. g. Consider the implementation of a just cause for eviction ordinance. h. Support the implementation of a Residential Rental Registration Program.
Timeframe:	Annually, Quarterly

6.2.3 Access to Safe and Healthy Housing for all Residents

Program 10: Housing Services Program

The City's Housing Division will reassess and reinstate its Housing Services Program (HSP). Housing assistance may be available through the following strategies:

- **Minor and Major Housing Rehabilitation Loans/Grants**: Provide low interest loans or grants to low-income owner-occupied homeowners as well as investors whose houses/units are in need of repair and who will lease the housing unit to a low-income household.
- **Housing Accessibility Assistance Grant:** Grants for applicants with disabilities to help alleviate architectural barriers, which limit mobility in their homes and prevent displacement due to accessibility. These homes must be owner- occupied.
- **Lead Hazard Reduction Grant:** The grant will focus on reducing lead-based paint hazards in eligible housing units of low-income City residents. The objective is to safeguard the health of children and vulnerable populations residing in older housing units containing lead-based paint by addressing lead exposure risks
- **Energy Efficiency and Innovative Housing Technology:** Support housing projects, both new construction and rehabilitation, which integrate energy efficiency, water conservation, and other green elements that reduce operational costs to support and sustain projects over time.
- **Central Coast Energy Services (CCES):** CCES provides energy conservation, consumer education and advocacy, home improvement, utility assistance, job training, and other services to people in need. CCES serves Monterey, San Benito, Santa Cruz and San Mateo counties. City staff will continue to refer residents to CCES programs.

IMPLEMENTATION	
HE Policies:	2.2, 2.3
Funding Source:	CDBG; HOME,
Responsibility:	Community Development Department / Housing Division
Quantified Objective:	Reassess and reinstate the Housing Services Program to assist with the following services: a. Minor/Major Rehabilitation Loans/Grants b. Housing Accessibility Assistance grants c. Lead Hazard Reduction Grant d. Energy Efficiency and Innovative Housing Technology Grants Staff anticipates an initial goal of assisting 10 households on an annual basis while the program is re-established. If successful and fully staffed, the City could potentially assist up to 20 households annually. Staff will monitor progress and set updated assistance goals annually. Continue to promote the services provided by the Central Coast Energy Services (CCES) to low-income City residents that could benefit from the program.

Actions:	a. Develop new Housing Services Program and hire new staff to support the services to be provided to the community. b. Promote an adequate, safe, and decent housing stock through conservation and rehabilitation activities. c. Market and promote the program through various social media, printed material, and workshops.
Timeframe:	Reinstate HSP by 2025; other actions to be perform annually.

Program 11: Code Enforcement

To ensure the quality of housing stock is maintained, the City's Code Enforcement Division will continue to enforce regulations governing building and property maintenance. The City will continue to work with residents and property owners to remedy code violations and refer property owners to financial resources as funding permits. In addition, the City proactively enforces housing and maintenance codes to prevent foreclosed and abandoned properties from becoming a blight issue.

IMPLEMENTATION	
HE Policies:	3.1, 3.5
Funding Source:	General Fund; Measure G
Responsibility:	Community Development/Permit and Inspection Services
Objective:	Operate an effective Code Enforcement Program
Actions:	Complete 200 code corrections annually and address substandard housing conditions for 80 units annually. a. Use Code Enforcement Strategically. Reduce blight by using code enforcement, nuisance abatement, and receivership to address significant problem properties. b. Educate Residents and Community partners on Code Enforcement through a variety of platforms such as social media, printed materials and workshops. c. Continue periodic analysis of code enforcement data to enhance program effectiveness, especially for housing violations that warrant inspection d. Seek/research funding, such as HUD HOME lead-based paint and rehabilitation programs, as it becomes available.
Timeframe:	On going

6.2.4 Advance Housing Affordability and Opportunity at all Income Levels

Program 12: Housing Vouchers

The Housing Choice Voucher (Section 8) Program extends rental subsidies to very low-income households, as well as elderly and disabled persons. The subsidy represents the difference between 30 percent of the monthly income and the allowable rent determined by the Housing Choice Voucher (Section 8) program. The vouchers permit tenants to locate their own housing and rent units beyond the

federally determined fair market rent in an area. The Housing Authority of the County of Monterey (HACM) administers the Housing Choice Voucher Program for Salinas residents. As of January 2023, 3,316 Salinas households were receiving Housing Choice Vouchers, with 7,718 households on the waiting list.

IMPLEMENTATION	
HE Policies:	4.4, 4.5, 4.6
Funding Source:	HUD Section 8 Funding
Responsibility:	Housing Authority of the County of Monterey Community Development/Housing Division
Quantified Objective:	Increase housing stability for renters and improve housing safety by annually increasing the supply of housing vouchers by 10%.
Actions:	a. By 2024, establish a closed-loop referral and navigation support system with service provider for those seeking information about Housing Voucher program and Utilities Assistance Programs to service providers. b. Collaborate with nonprofits and landlords to promote and increase participation of rental properties in voucher housing programs. c. Continue to support annual Fair Market Rental Rate studies to ensure Voucher valuations receive necessary cost of living increases. d. Continue to partner and seek Vouchers to support the current and emerging development of affordable housing projects. e. Support HACM's petition to HUD for increased Section 8 funding as requested. f. Continue to support the nonprofits efforts to educate landlords about SB 329 and SB 222. Under these two laws, all landlords in California will be required to accept Section 8 and VASH vouchers and other forms of rental assistance and to consider them as part of an applicant's income. Both laws came into effect on January 1, 2020.
Timeframe:	On-going

Program 13: Homebuyer Resources

With the dissolution of the redevelopment agency and the limitations of using HUD HOME entitlement funds for homebuyer assistance, the City suspended its First-Time Homebuyer Program in November 2014. The City recognizes the value its residents place on homeownership opportunities and is proposing reinstating the First-Time Home Buyer Program with HCD Prohousing Incentive Program (PIP) funds. On May 2023, the City was awarded $1,650,000 in HCD PIP funds. Of these funds, $500,000 will be utilized to reinstating the First-Time Home Buyer Program. The new program will be established by end of 2023 and it will assist very low, low, and moderate incomes households with ownership opportunities.

In addition to the above program, the following homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA) are available to Salinas residents:

Government Loans

- **Cal HFA FHA Loan Program:** This is an FHA-insured loan featuring a CalHFA 30-year fixed interest rate first mortgage.
- **Cal PLUS FHA Loan Program:** This is an FHA-insured first mortgage with a slightly higher 30-year fixed interest rate than our standard FHA program and is combined with the CalHFA Zero Interest Program (ZIP) for closing costs.
- **Cal HFA USDA Program:** This program is a USDA Guaranteed first mortgage loan program, which can be combined with the MyHome Assistance Program (MyHome). This loan is a 30-year fixed interest rate first mortgage.

Conventional Loans

- **CalHFA Conventional Loan Program:** The program is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.
- **CalPLUS Conventional Loan Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the Cal PLUS Conventional is fixed throughout the 30-year term. The Cal PLUS Conventional is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of three percent of the first mortgage loan amount, for down payment assistance.

MyHome Assistance Program:

- **CalHFA Government Loans (FHA):** MyHome offers a deferred-payment junior loan of an amount up to the lesser of 3.5% of the purchase price or appraised value to assist with down payment and/or closing costs.
- **CalHFA Conventional Loans:** MyHome offers a deferred-payment junior loan of an amount up to the lesser of 3% of the purchase price or appraised value to assist with down payment and/or closing costs.

Salinas residents can apply for CalHFA loans through local loan officers who have completed training for these programs. CalHFA maintains a hotline and website to help residents identify local loan officers. First-time homebuyers must attend a homebuyer education course either online or in-person through NeighborWorks America or any HUD-approved housing counseling agencies. The City currently provides CDBG funds to the Housing Resource Center (HRC) to provide first-time homebuyer education and foreclosure prevention services.

IMPLEMENTATION	
HE Policies:	4.4, 4.5, 4.6
Funding Source:	CalHFA; CDBG; HOME; PIP; and other funding sources as available
Responsibility:	Community Development/Housing Division
Quantified Objective:	Reinstate the City's First-Time Homebuyers Program and assist five (5) households (up to moderate income) with downpayment assistance. Refer residents to other available first-time homebuyer services and programs.
Actions:	a. Reassess and Reinstate First Time Homebuyer Program (FTHB Program) by the end of the 2023 and assist five (5) households within incomes up to moderate income. b. Investigate and pilot innovative housing ownership model by the end of 2025. c. Promote CalFHA programs to local loan officers and refer residents to CalFHA homebuyer assistance programs to increase participation. d. Continue to support first-time homebuyer education and foreclosure prevention services.
Timeframe:	FTHB Program by end of 2023; pilot innovative housing ownership by end of 2025; other actions are on-going

Program 14: Housing and Services for Persons with Disabilities

The City recognizes that people have varying abilities and that many people will encounter temporary or permanent changes in ability to conduct tasks necessary for daily living. In an effort to expand services and housing opportunities for persons with disabilities, the City will continue to utilize the following strategies and actions:

- **Universal Design:** encourages the use of universal design principles in residential development. Universal Design features create housing suited for people regardless of abilities and can allow people to stay in their homes over their lifetime. The City's Building Code is updated no less than annually; the Building Official will support the inclusion of Universal Design features in housing as reflected in updated codes.
- **Reasonable Accommodation Procedure:** The City established a formal procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (together, the Acts) in the application of zoning laws and other land use regulations, policies, and procedures. It may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the zoning ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.
- **ADA Transition Plan:** In addition, the City completed its ADA Transition Plan and identified public facilities that require accessibility improvement. The City will evaluate communications, employment programs, emergency management, and public facilities to produce or modify City policies relating to ADA compliance. The City will ensure all public facilities are ADA compliant, provide a suitable living environment for all and promotes the participation of civic events by persons with disabilities.
- **Supportive Services:** Through the CDBG and ESG Public Services Program, the City provides a range of supportive services for persons with disabilities.
- **Alternative Housing Options:** The City encourages and facilitates the development of transitional and supportive housing for persons with disabilities. CDBG have been used to assist in the development and provision of housing for persons with disabilities, such as housing operated by Interim, Inc. and counseling services provided by the Central Coast Center on Independent Living and Housing Choices Coalition.
- **Housing Accessibility Assistance:** The HAA program was suspended in 2020 due to staff shortage and no funding allocations. The City is currently reassessing and proposing reinstating the HAA grant for disabled residents by the end of 2025. Once reinstated grants would become available to applicants with disabilities to help alleviate architectural barriers, which limit access or impede mobility, as well as installing fixtures which may reduce hazards aggravated by a disability.

IMPLEMENTATION	
HE Policies:	4.4, 4.6, 4.7
Funding Source:	General Fund; CDBG; HOME; ESG
Responsibility:	Community Development Department & Public Works Department
Quantified Objective:	Expand services and housing opportunities for persons with disabilities by assisting up to four (4) low-income households annually.
Actions:	a. Reinstating the Housing Services Program (HSP) and HAA Grant for disabled residents by the end of 2025 and the target the program for low-income households. b. Through the Annual Action Plan (AAP) of the CDBG, HOME, and ESG entitlement funds, evaluate and allocate funding for supportive services and housing for persons with disabilities. c. Continue to provide individuals with disabilities "reasonable accommodation" in land use, zoning and building regulations, as required per Ordinance and evaluate and adjust the ordinance as needed to ensure its effectiveness. d. Seek funding sources to incorporate ADA improvements under the ADA Transition Plan to bring older community facilities up to compliance standards.
Timeframe:	HSP and HAA Grant reinstated by end of 2025; Other actions are on-going

Program 15: Allocate Funding for Housing First Homeless Programs

The City is committed to implementing best practices, such as Housing First, Person Centered, and efficient, equitable policies and procedures in all Homeless Services Programs. Through its annual planning process, the City evaluates and allocates funding for services and facilities to support those unhoused or at-risk of homelessness through core program activities such as Street Outreach, Emergency Shelter, Rapid Rehousing HMIS and access to Permanent Supportive Housing. All interventions are intended to support a pathway to housing.

IMPLEMENTATION	
HE Policies:	6.2,6.3,6.4
Funding Source:	HUD CDBG, HUD ESG, HUD HOME ARP, ARPA, HCD ESG, PLHA, CESH , Cal ICH ERF and FHC funds.
Responsibility:	Community Development Department / Housing and Community Development Division
Quantified Objective:	Improve performance, capacity, and outcomes of the City homelessness response system.
Actions:	a. Proactively evaluate areas of growth to ensure Housing First programs are provided with no/low barrier access to supportive housing b. Review and analyze street outreach, emergency shelter, and rapid rehousing policies and make recommendations of best practices including housing first approaches. c. Provide sub-recipients with technical assistance and support in modifying policies and procedures, either directly or through a HUD TA provider. d. Continue to fund and support the City's three housing navigation centers – SHARE Center, Chinatown Navigation Center and the Emergency Motel Program – using ARPA and other City Funds. e. Continue to pursue acquisition of motel/hotels for potential rapid conversion to non-congregate shelter, transitional housing, or permanent affordable housing for extremely low, very low and low income individuals. f. Explore the development of a safe parking program with an emphasis on unsheltered families.
Timeframe:	On going

Program 16: Local Education Workforce Housing

In 2022 the City adopted an ordinance (ZCA 2022- 002) amending chapter 37 of the Salinas Municipal code to allow a school district or community college district to acquire, construct rehabilitate, or preserve affordable rental housing for its staff or public consistent with the Teacher Act of 2016. The Teacher Housing Act of 2016 (AB 2295) allows school districts to facilitate the acquisition, construction, rehabilitation, and preservation of affordable housing at low and moderate rental rates for teachers and employees, local public employees, or the general public. Additionally, the State Legislature is in the process of amending this Act to include community college districts. The City has vested interest in leveraging the states momentum to remove regulatory and zoning barriers in education workforce housing to explore appropriate middle-income housing strategies.

IMPLEMENTATION	
HE Policies:	4.2, 4.3, 4.4, 4.7
Funding Source:	has, SLHTF; and other funding as available
Responsibility:	Community Development/Planning and Housing Divisions; City Manager's Office/Economic Development Division

Quantified Objective:	Support the production of 200 new education workforce housing units during the 6th RHNA cycle.
Actions:	a. Periodically review City zoning codes and regulations to facilitate a variety of housing types conducive to employee housing multifamily rental housing, factory-built housing, mobile homes, supportive housing, single-room occupancy units, accessory dwelling units (ADUs), emergency shelters, and transitional housing). b. Identify and eliminate barriers for the development of employer-sponsored housing while ensuring that the development is built to allow for future conversion to multi-family should the employer sell the property. c. City to engage quarterly/annually with local/regional employers regarding the production of local workforce housing.
Timeframe:	On-going

Program 17: Farmworker Housing Production & Financing

The City will pursue the implementation actions suggested by the Farmworker Housing Study and Action Plan for Salinas Valley and Pajaro Valley in order to expand the quantity and diversity of housing available to farmworkers. The four sections of the action plan are: Housing Types, Appropriate Sites, Financing, and Regulatory Reform. There are 57 actionable items in total. The Action P'an's overarching objective is to make available 3,500 permanent, affordable housing units over the next five years to stabilize the agriculture workforce in the Salinas and Pajaro Valley Region.

Adjacent to the City, the County of Monterey has approved 3 farmworker housing projects in recent years. These are the Boronda Villas with housing for 600 workers, Harvest Moon Apartments with housing for 1,200 workers, and Spreckels Crossing with housing for 800 workers. The County continues to coordinate with the City on farmworker housing through various stakeholder engagement methods like the Farmworker Study oversight Committee and the Housing Advisory Committee focusing primarily on subjects related to finance, suitable sites, and regulatory reform for farmworker housing. The City will continue to partner with the County to support development of farmworker housing adjacent to the City during the 2023-2031 Housing Element Cycle.

IMPLEMENTATION	
HE Policies:	4.2, 4.3, 4.4, 4.6
Funding Source:	General Fund, SLHTF, Joe Serna, Jr. Farmworker and other funding as available
Responsibility:	Community Development Department; County of Monterey
Quantified Objective:	The city will support the production of farmworker housing units over the 6th RHNA Cycle, with an aspirational goal of completing 100-150 new units during the RHNA cycle. However, given the challenges with developing farmworker housing, the City anticipates supporting the production of 50-80 units during the RHNA cycle. City to support the conversion of 1-2 motels/hotels into farmworker housing for H2A workers.

	City to support and assist in the development of 1-2 new farmworker housing projects being developed just outside of municipal boundaries of the City by allowing them to tie into City infrastructure. Though these units will count towards the County's RHNA, they also implement the Farmworker Housing Study.
Actions:	a. Continue to seek federal and state housing finance programs that are occupationally restricted or advantage farmworker housing (including, for example, the Joe Serna, Jr. Farmworker Housing Grant Program, USDA Section 514,516,521,523 grants). City to financially support all affordable housing projects within City limits pursuing Joe Serna, Jr. funding. b. Facilitate private sector development of farmworker housing with unrestricted funding sources to allow flexibility in providing housing for farmworkers regardless of documentation. c. Continue to work with and engage farmworker stakeholders, farmworker housing proponents and the nonprofit community bi-annually to implement the Regional Farmworker Housing Study and Action Plan. d. To date the City has approved the conversion of 8 hotels/motel into temporary farmworker housing through an Extended Stay Conditional Use Permit (CUP). Currently there are 7 additional hotels/motels pending approval of an Extended Stay CUP. City to continue to approve 1-2 of these CUPs a year to increase the supply of temporary farmworker housing. e. The City has assisted the County of Monterey and several temporary farmworker housing projects in the periphery of the City by allowing them to tie into City infrastructure. The City to continue to assist 1-2 of these new temporary farmworker housing projects. f. City to update map identifying potential farmworker housing sites within the City every two years. g. Incentivize growers with marginal agricultural land contiguous to and surrounded by urban uses to dedicate, discount, or lease land for farmworker housing, including no-cost release from Williamson Act Contracts. h. Facilitate the development of intergenerational farmworker housing for multiple generations of farmworkers (retirees, working adults, and children) to create opportunities for mutual self-reliance, such as provision of childcare and elder care.

	i. Enable property owners with contiguous sites appropriate for farmworker housing to parcellate the land or create new lot lines to accommodate larger, more economically feasible projects.
Timeframe:	Annually assist the development of 13 units

Program 18: Farmworker Housing Regulatory and Land Use Changes

The Farmworker Housing Study and Action Plan for Salinas Valley and Pajaro Valley contained many regulatory and land use changes. The City of Salinas believes the below actions are attainable and more specific to the local context of the City within this RHNA Cycle.

IMPLEMENTATION	
HE Policies:	4.2, 4.3, 4.4, 4.6
Funding Source:	General Fund, SLHTF, Joe Serna, Jr. Farmworker and other funding as available
Responsibility:	Community Development Department; County of Monterey
Objective:	Change City regulations to be more flexible and allow various forms of Farmworker housing and other forms of short term housing.
Actions:	a. Continue to implement and improve the Conditional Use Permit (CUP) for Extended Stay for Hotel/Motel use by H-2A or Other Seasonal Farmworkers, through a City Council ordinance passed on August 10, 2021, allowing hotels/motels in certain zoning districts to obtain a CUP to fully operate as an Extended Stay with occupancy up to 10 months in a year. b. Continue to comprehensively update the Greater Salinas Areas Memorandum of Understanding between the City of Salinas and the County of Monterey to reflect current land use development plans, current planned or contemplated development project's including farmworker housing and associated services and facilities (relative to sewer, roads. Etc). c. Update as needed a map that identifies specific sites that are suitable for farmworker housing within City limits in collaboration with local jurisdictions in the region. Whenever possible continue streamlining the approval processes for farmworker housing projects. d. Explore opportunities to utilize H2A and other farmworker housing that is vacant off-season for rapid rehousing or other short-term housing uses.
Timeframe:	Ongoing

6.2.6 Improve City Homeless Response

Program 19: Implementation of the Lead Me Home Plan

The Lead Me Home Update – 5 Year Plan to Reduce Homelessness in Monterey and San Benito Counties serves as an action-oriented, data-driven guide for implementing various strategies, policies, actions, and measurable goals and targets to reduce homelessness within CoC CA-506 by 50% within a 5-year period.

IMPLEMENTATION	
HE Policies:	6.1, 6.2, 6.3,6.4
Funding Source:	HUD CDBG, HUD ESG, HUD HOME ARP, ARPA, HCD ESG, PLHA, CESH , Cal ICH ERF and FHC funds.
Responsibility:	Community Development Department/Housing and Community Development Division
Quantified Objective:	Reduce homelessness in the County of Monterey by 50% in a 5 year period.
Actions:	a. increase participation in homeless solutions by leaders and key stakeholders from across the region b. improve the overall performance, capacity, and outcomes of the homelessness response system, and c. expand service-oriented responses to unsheltered homelessness.
Timeframe:	Adopted by the City on February 1, 2022. July 2021 through June 2026.

Program 20: Expand Leadership and Advocacy Role through CoC CA-506

The City of Salinas Community Development Department will continue to pursue an expanded leadership and advocacy role of emerging best practices and cost-effective, housing-oriented services and outcomes through its membership in the Coalition of Homeless Services Providers Board of Directors and CoC CA-506 Leadership Council.

IMPLEMENTATION	
HE Policies:	6.1, 6.2
Funding Source:	HUD CDBG, HUD ESG, HUD HOME ARP, ARPA, HCD ESG, PLHA, CESH , Cal ICH ERF and FHC funds.
Responsibility:	Community Development Department/Housing and Community Development Division
Quantified Objective:	Increase City participation in CoC CA-506 Homeless Initiatives.
Actions:	a. Continue to participate as a member of the Coalition of Homeless Services Providers b. Continue to participate in the Coordinated Access Referral System (CARS) and Homeless Management Information System (HMIS) oversight Committees to engage in planning and implementation of the local Coordinated Entry system. c. Continue to serve on the CoC CA-506 Leadership Council and Coalition of Homeless Services Providers Board of Directors and Committees to proactively participate in further incremental and annual assessments, updates and refinement of the Lead Me Home Plan and advocate for and support the universal implementation of evidenced-based best practices and programs. d. Continue to pursue and apply for existing, emerging supportive funding opportunities to further expand and support housing solutions and services.
Timeframe:	On going

Program 21: Street Outreach Program

The City of Salinas is invested in supporting unhoused residents with homeless and housing navigation services. The City of Salinas developed an effective, comprehensive homeless services program to provide essential street outreach, navigation services, and engagement support to unsheltered residents. The City of Salinas Outreach and Response Team (SORT) engages the City's unhoused population through outreach to build trust and rapport with the unhoused community. The team includes a collaboration with Peer Leaders with lived homeless experience which is necessary to reach individuals who are hesitant to work with service providers.

IMPLEMENTATION	
HE Policies:	6.1, 6.2,6.3,6.4
Funding Source:	HUD CDBG, HUD ESG, HCD ESG, Cal ICH ERF and FHC funds.
Responsibility:	Community Development Department / Housing and Community Development Division
Quantified Objective:	Provide housing and homeless navigation support to encampments and unsheltered residents.
Actions:	a. Develop an annual homeless report to capture housing and service-related outcomes. b. Implement an online SORT referral system for community members, service providers, and City Staff. c. Continue to collaborate and refer unsheltered residents with community providers, housing authority, and other housing and emergency-based programs. d. Strive to reduce existing and mitigate emergence of homeless encampments through Cal ICH Encampment Resolution Grants by continuing to provide a supportive pathway and model of transition for unhoused individuals to permanent housing. e. Support the City of Salinas Public Works Department with coordinated emergency shelter referrals and services to encampment residents prior to Health & Safety Days. f. Continue to seek funding to sustain and expand the Salinas Street Outreach and Response Team to include additional housing navigation and case management services.
Timeframe:	Ongoing to June 2024

Program 22: Engage In Regional Coordination Of Homeless Issues

Engage in regional coordination on homelessness issues, with a focus on addressing disparities, emergency crisis, and winter storm evacuation orders, etc.

IMPLEMENTATION	
HE Policies:	6.1,6.2,6.4
Funding Source:	HUD CDBG, HUD ESG, HCD ESG, PLHA, CESH, Cal ICH ERF and FHC funds.
Responsibility:	Community Development Department / Housing and Community Development Division
Objective:	Increase Regional Coordination And Response to Homeless Housing and Health & Safety Concerns
Actions:	a. Continue to lead and coordinate multi-agency response to reduce encampments and facilitate access to services for unhoused persons and families. b. Respond and support the CoC in regional encampment response to address potential safety concerns due to weather inclement, or other natural disasters. c. Identify and assess existing and emerging barriers to housing access and propose strategies and the implementation of best practices, standards, policies, and procedures to expand and sustain access to available services, programs and housing. d. Continue to collaborate with the Coalition of Homeless Service Providers and the Housing Authority of the County of Monterey to ensure that the Emergency Housing Vouchers (EHV)s are leased by September 2023. e. Advocate for the implementation of a Homeless Care Court in Monterey County that would consider the dismissal of criminal records and other justice-system barriers experienced by unhoused individuals seeking permanent housing.
Timeframe:	On-going

Program 23: Housing Navigation and Stabilization Program

The City's Housing and Community Development Division will continue to seek methods of improving homeless service response. In close collaboration with the Salinas Outreach and Response Team a new pilot Housing First Housing Navigation and Stabilization Program will be developed to assist with housing navigation, landlord engagement and retention services. Additional services include financial assistance to assist with housing subsidies, rental assistance, and landlord incentives.

IMPLEMENTATION	
HE Policies:	6.1,6.2
Funding Source:	CESH, United Way Emergency Rental Assistance Housing Stabilization Funds
Responsibility:	Community Development Department / Housing and Community Development Division
Quantified Objective:	Develop and Implement a Housing Navigation Program to increase housing outcomes through street outreach referrals.
Actions:	a. Implement a housing navigation program that collaborates with the Salinas Outreach and Response Team to address barriers to housing and increases successful outcomes. b. Monitor and track outcomes in the local CoC HMIS. c. Engage with property management companies and private landlords to minimize stigma and offer support through incentive and retention services. d. Consider providing financial incentives such as holding fees for vacant units, damage mitigation funds, and offsetting potential legal fees to encourage landlords to rent their available units to persons experiencing homelessness. e. Support housing retention through a home-based, care coordination model of case management providing individual support to access and retain benefits and services and identify and resolve emergent issues.
Timeframe:	June 30, 2024

Program 24: Develop Permanent Supportive Housing Units

Support expansion of affordable, permanent supportive housing units for homeless individuals and families. The City assembled and led an effective public/private partnership to apply to both Round 1 (2020) and Round 2 (2021) of the State's Homekey Program resulting in three awarded projects totaling $38,700,000. Cumulatively, these projects will provide 202 new affordable permanent supportive housing units to those experiencing chronic homelessness. Rehabilitation and occupancy of these projects is currently underway with full occupancy expected in Spring of 2024. In addition, through Cal ICH Family Homeless Challenge grant award and potential additional ARPA funds the City intends to purchase and create five (5) new, affordable single-family units and the additional construction of five (5) new ADUs/JADUs for unhoused families.

IMPLEMENTATION	
HE Policies:	6.1,6.2,6.3,6.4
Funding Source:	HUD HOME ARP, ARPA, HCD Homekey, HCD PLHA, Cal ICH FHC grant funds.
Responsibility:	Community Development Department / Housing and Community Development Division
Quantified Objective:	Create 210 units of Permanent Supportive Housing
Actions:	a. Complete Step Up in Salinas, Step Up on Fairview, and Step Up on Sanborn motel/hotel conversions. b. Purchase five single-family units and add five ADUs/JADUs for unhoused families.
Timeframe:	On going

Program 25: Preservation of Affordable Housing At-Risk of Conversion

The City has identified 778 units at-risk of converting from income-restricted to market-rate housing between December 2023 and December 2031 (the at-risk housing analysis planning period). To preserve affordability of these units, the City shall continue meetings with the property owners and identify, when feasible, funding sources and other incentives to continue affordability restrictions.

IMPLEMENTATION	
HE Policies:	4.1, 4.3, 4.4
Funding Source:	CDBG; HOME; HSA, PLHA, SLHTF; and other funding as available
Responsibility:	Community Development/Housing Division
Quantified Objective:	Aim to preserve 100% of the affordable housing stock at-risk of conversion. However, given limited funding sources and that not all current owners may be interested in preserving affordability, 39% (approximately 300) is a more realistic target.

Actions:	a. Prioritize the status of at-risk units through contacts with the property owner(s). b. Encourage participation of nonprofit housing developers to acquire and preserve at-risk units. c. Explore and identify potential funding and other mechanisms, such as community land trusts, to support and encourage the rehabilitation and retention of affordable units. d. Work with property owner(s) intending to opt out of the affordability covenants and work with potential purchasers to ensure tenants are educated on their rights and responsibilities, and available housing options, within the required notice of intent to convert at-risk units to market rate rents. e. Pursuant to new State law, ensure tenants are notified of the potential conversion to market rate housing three years prior to the conversion. f. City to conduct public hearing on tenant rights at least one year prior to project's conversion to market rate housing.
Timeframe:	Annually. Prior to expiration deadlines.

6.2.7 Stabilize and Support Neighborhoods

Program 26: Invest in Disadvantaged Neighborhoods

Salinas is a working-class community, with only two of its thirty-one census tracts meeting California Tax Credit Allocation Committee's (TCAC) definition of a "high resource" area, both of which are in a portion of the southwestern corner of the city. Recent community planning efforts have focused on bringing resources to three of the City's most disadvantaged neighborhoods, described below. Reinforcing these plans through the Housing Element will help direct public and private investment to these areas, elevating resident resources, potential, and quality of life.

Downtown Vibrancy Plan (2015)
The Downtown Vibrancy Plan (DVP) was developed to restore vitality to the downtown area following the Great Recession. It put emphasis on improving multi-modal mobility, using surface parking lots as catalyst sites for development, and creating more of a sense of place to make downtown a destination. The downtown is home to numerous affordable housing developments. While this creates great opportunities for equitable access to amenities and transit, the downtown is also one of two census tracts TCAC defines as "high segregation and poverty". DVP implementation efforts include:

- Downtown Complete Streets Project – Completed in 2021, this $8.4 million project converted West Alisal Street from four vehicle lanes to two with a center turn lane, bicycle lanes, and pedestrian improvements.
- Main Street Streetscape – Completed in 2022, this project converted the heart of Main Street back to two-way traffic, added enhanced pedestrian crossings, and new street furniture and planting zones.

- Through an SB-2 grant, in 2022 the City rezoned four City-owned surface lots, the Permit Center, and the Intermodal Transit Center from Public/Semi-public to Mixed use to facilitate short and long-term redevelopment.
- The City and County of Monterey updated their Downtown Memorandum of Understanding (MOU), focusing on housing, safety, and mobility, along with assessing the feasibility of a combined government center parking facility to free up additional space for development.

Alisal Vibrancy Plan (2019) and Alisal Neighborhood Revitalization Strategy Area (NRSA)
The Alisal Vibrancy Plan (AVP) is the result of years of visioning, community organizing, and relationship building between the City and Alisal residents. Annexed into Salinas in 1963, the Alisal includes some of the most distressed residential neighborhoods in the city and qualifies as a NRSA based on the high percentage of lower income (up to 80 percent AMI) residents. The Alisal NRSA area is the same as the Alisal Vibrancy Plan (AVP) area. The Alisal faces challenges such as inadequate public infrastructure, high levels of poverty and segregation, and lower educational attainment.. In 2020, the City pursued the recertification of the Alisal NRSA following the 2019 approval of the AVP. The new Alisal NRSA established the following strategies:

- Goals, strategies, objectives, and performance measures are consistent with the AVP.
- This document provides guidance for the use of CDBG funds.
- The goals, strategies, objectives, and performance measures must be realistic relative to the level of CDBG funding available.
- Programs and activities must be consistent with the Council goals and CDBG regulations.

The City also committed to AVP implementation by establishing an AVP Capital Improvement Project fund, securing approximately $19 million in state funding for infrastructure and park improvements and public art, and to rebuild the Hebbron Family Center. The City and County of Monterey also entered into the Alisal MOU in November 2022, which focuses on developing affordable housing on City/County -owned property, expanding health and mental health services in the Alisal, and establishing a trail network to connect City and County facilities.

Chinatown Revitalization Plan (2020)
In 2019 the City also approved the Chinatown Revitalization Plan (CRP), a forward thinking and aspirational document building on the history and cultural uniqueness of the downtown-adjacent neighborhood. At times Chinatown was also home to significant Japanese and Filipino populations, all still reflected in the Salinas Confucius Church, Buddhist Temple of Salinas, and Filipino community center. Today it struggles to maintain its roots due to past disinvestment, physical isolation, blight, and substantial homelessness. Chinatown stakeholders envision a more balanced neighborhood, providing permanent housing, a hub for the arts and culture, and a place where existing and new businesses can grow. Over the past decade, the City has partnered on multiple affordable housing developments in Chinatown, including Moon Gate Plaza, which starts to realize the CRP's vision as it provides permanent housing for the chronically homeless above a gallery for community artists. The City also established an implementation CIP for Chinatown and recently purchased 34 Soledad Street, with the intent to purchase additional properties and combine lots for redevelopment.

IMPLEMENTATION	
HE Policies:	5.1, 5.2, 5.3, 5.4

Funding Source:	CDBG, HOME, HSA, and other funding as available
Responsibility:	Community Development/Housing Division, Public Works, Library and Community Services
Quantified Objective:	Improve the quality of life for the families of historically disadvantaged neighborhoods by creating more vibrant, equitable, and healthy community spaces through targeted public and private investment. Establishment 4 CBDOs, reinstatement of Grow Salinas Fund, rehabilitate three (3) City facilities and development an 100% affordable housing project on Division Street with the collaboration of HACM.

Actions:	a. Pursue recertification of the Alisal NRSA every five years and update the implementation strategies to reflect housing and community development needs. b. Expand marketing efforts in the Alisal NRSA, Chinatown Revitalization Plan and Downtown Vibrancy Plan to promote housing and community development programs to residents. c. Pursue additional local, state, and federal funding that focus on addressing distressed conditions in disadvantaged communities. d. Pursue additional local, state, and federal funding and strive to exceed the objectives outlined in the Alisal Vibrancy Plan, Chinatown Revitalization Plan and Downtown Vibrancy Plan: <u>Public Services:</u> e. Establish a CBDO focused on youth services f. Provide funding for fair housing services and tenant/landlord counseling to a CBDO g. Establish a CBDO to provide and fund small business counseling, education, and technical assistance services <u>Housing:</u> h. Maintain and preserve affordable units prior to expiration of affordability agreement 30 to 55-year term i. Provide funding for housing acquisition, demolition and clearance, and new construction (CBDO). j. Partner with qualified organizations for acquisition, demolition and clearance, new construction (CBDO) on City-owned properties. <u>Economic Development:</u> k. Recapitalize the Grow Salinas Fund and establish a microloan program for businesses with five or fewer employees. l. Establish one (1) CBDO to provide and fund small business counseling, education, and technical assistance services. <u>Public Facilities and Infrastructure Improvements:</u> m. Improvements at three (3) parks and/or public facilities locations. n. Continue to collaborate with the County of Monterey and Housing Authority of the County of Monterey to acquire and develop existing adjacent owned Division Street properties to provide housing and serve as a hub for public services.
Timeframe:	Ongoing. Apply for and allocate funding for implementation on an annual basis.

Program 27: Historic Resources

The City will continue to encourage the preservation and restoration of historic or architecturally significant residential resources in accordance with the requirements of Chapter 3, Article XI of the Salinas Municipal Code.

IMPLEMENTATION	
HE Policies:	5.3,5.4
Funding Source:	General Fund, CDBG, HOME, HSA, and other available state and federal funding sources
Responsibility:	Community Development Department / Current Planning Division / Housing Division
Objective:	Preserve and restore architecturally historic buildings.
Actions:	a. Reassess and reinstate Miller Act Program by 2024-2025. b. Promote tax credits available for historic preservation through a Mills Act program. c. Provide technical assistance to property owners, and help identify grant and funding opportunities, when available for preservation and rehabilitation activities. d. Lead by example in the rehabilitation and renovation of City-owned historic Chinatown Soledad Street properties to serve as a model of considerate, progressive renovation inclusive of mixed-use housing.
Timeframe:	2024-2025, on-going

6.3 Quantified Objectives

Table 66 below summarizes the City of Salinas' quantified housing objectives for the 2023-2031 Housing Element planning period. Pursuant to State law, a community can establish quantified objectives that are lower than the community's housing needs, due to limited funding capacity, market constraints, and other mitigating factors.

Table 66: Summary of Quantified Objectives (2023-2031)

Objectives	Very Low	Low	Moderate	Above Moderate	Total
New Construction	920	600	1,692	3,462	6,674
Deferral of impact fees for affordable housing projects					16
Rehabilitation (HSP)		60		0	60
Preservation		300		0	300
Home ownership assistance (down payment and first-time buyer assistance)		30		0	30
Address substandard unit conditions through Code Enforcement		640			640

6.4 Affirmatively Furthering Fair Housing Meaningful Actions

Assembly Bill (AB) 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions to affirmatively further fair housing. Appendix D is the City's Affirmatively Furthering Fair Housing analysis. Table 63 documents the meaningful actions the City will take to affirmatively further fair housing.

Table 67: Summary of Meaningful Actions

Program	Specific Action	Timeline	Target Area	Outcomes
Fair Housing Outreach and Education				
Program 10: Services to Affirmatively Further Fair Housing	• Continue fair housing services contract with ECHO. • Expand fair housing resources/information through City social media, printed materials, and workshops. • Collaborate with local and regional stakeholders to reach linguistically isolated and underserved populations and provide fair housing information in English and Spanish. • Encourage fair housing service providers to coordinate with school districts and non-profit agencies on tenant rights education. • Promote community education of institutional leaders to expand training to include identification of fraud and potential dishonest schemes related to mortgages, lending and foreclosures through fair housing service providers.	Annually	Central and Eastern Salinas where racial/ethnic minority populations and renters are most concentrated (Chinatown, Downtown, and Alisal).	Serve 200 people annually with fair housing services. Conduct four outreach events.
Program 11: Code Enforcement	• Educate residents and community partners on Code Enforcement through a variety of platforms such as social media, printed materials, and workshops.	Annually	Citywide Alisal where substandard housing units are more common.	Include Code Enforcement educational materials in fair housing outreach and community events.

Program	Specific Action	Timeline	Target Area	Outcomes
				Address substandard housing conditions for 80 housing units annually. Complete 200 code corrections annually.
AFFH: Fair Housing Outreach	• Provide fair housing information at community events including Ciclovía Salinas (Alisal), El Grito Festival (Alisal and Downtown), Obon Festival (Chinatown), and Asian Festival (Chinatown).	Annually	Alisal, Downtown, and Chinatown where fair housing issues and relevant populations are most prevalent (non-White, LMI, cost burdened households, etc.)	Disseminate fair housing information at 2 community events annually. Increase the number of persons served by fair housing services by 10 percent (2022 baseline)
Place-Based Strategies for Neighborhood Improvements				
Program 2: Financial Assistance and Gap Financing	• Create a Community Revitalization and Investment Authority for Downtown, Chinatown and the Alisal as a tool to finance affordable housing.	2021-2023	Chinatown, Downtown, and Alisal	Establish a Community Revitalization and Investment Authority and facilitate the construction of 1,520 units affordable to lower income households.
Program 5: East Area Specific Plan Development	• Develop and adopt the East Area Specific Plan. • RFP for consultant services released on 9/8/2023. Proposals due 10/20/2023. Work scheduled to begin in December 2024.	Adopt by Specific Plan by 2025.	North of Boronda Future Growth Area (FGA)	Increase housing opportunities in SP area by 4,000 units.

Program	Specific Action	Timeline	Target Area	Outcomes
Program 8: Housing Rehabilitation Services Program	• Reassess and reinstate the Housing Services Program (HSP). • Assist households through low-interest housing rehabilitation loans, housing accessibility assistance, energy efficiency and innovative housing technology, and Central Coast Energy Services (CCES).	By 2025 Annually	Alisal area where there are more substandard housing units and LMI households.	Assist at least 5 households annually.
Program 15: Housing for Persons with Disabilities	• Implement the ADA Transition Plan and incorporate ADA improvements to bring older community facilities up to compliance standards.	2023-2031	Future growth areas (Alisal, Downtown, Chinatown)	Complete 3 ADA improvements during the planning period.
Program 22: Invest in Disadvantages Neighborhoods	• Increase public services through the establishment of a CBDO focused on youth services, fair housing services and tenant/landlord counseling, and/or small business counseling, education, and technical assistance services.	2023-2031	Alisal, Chinatown, and Downtown.	Establish at least 1 CBDO during the planning period.
	• Complete public facilities and infrastructure improvements.	2023-2031	Alisal, Chinatown, and Downtown.	Complete 3 improvements at public parks or facilities.
AFFH: Downtown Vibrancy Plan	• Facilitate the development of the Downtown Vibrancy Plan.	2023-2031	Downtown	Complete Lincoln Avenue bike lanes and reconfiguration of Church and Central streets.

Program	Specific Action	Timeline	Target Area	Outcomes
				Facilitate the development of 20 units in the Downtown area.
AFFH: Alisal Vibrancy Plan	• Facilitate the development of the Alisal Vibrancy Plan.	2023-2031	Alisal	Complete the Hebbron Family Center rebuild including park projects. Complete California Beautification Underpass Project. Create the Alisal District Identity Master Plan. Complete the Streetscape Master Plan and Active Transportation Plan Update including Master Trail Network analysis Complete the Salinas Broadband Master Plan and Alisal Neighborhood Broadband Fiber Network Design using funds secured in 2023. Complete Closter and El Gabilan parks improvements. Initiate preparation of Cesar Chavez Master

Program	Specific Action	Timeline	Target Area	Outcomes
				Plan and trail improvements at Cesar Chavez Community Park. Facilitate the development of 50 units in the Alisal area.
AFFH: Chinatown Revitalization Plan	• Facilitate the development of the Chinatown Revitalization Plan	2023-2031	Chinatown	Implement a redevelopment plan for the recently purchased 34 Soledad Street. Facilitate the development of 30 units in the Chinatown area.
New Opportunities in High Resource Areas				
Program 1: Provision of Adequate Sites for RHNA	• Consult with affordable housing developers to identify any additional sites that may be considered appropriate for affordable housing development. • Acquire and assemble sites to develop affordable housing particularly in high opportunity areas.	Annually. 2023-2031, as necessary.	Southwest corner of City in high resource areas (tracts 14 and 15); Alisal, Downtown, Chinatown.	Facilitate the development of 6,674 units (RHNA), including 5% in High Resource areas and 10% in future growth areas.
	• Promote the establishment of Affordable Housing Overlay Zones in 'High Opportunity Areas' that include a bundle of effective and flexible incentives to encourage developers to build affordable housing.	2023-2031	Southwest corner of City	Facilitate the development of 6,674 units (RHNA), including 20% affordable to lower income households

Program	Specific Action	Timeline	Target Area	Outcomes
Program 4: ADUs	• Complete ADU/JADU ordinance update to incorporate State requirements. • Facilitate ADU/JADU construction through promotion on the City website, subsidies for owners providing affordable ADUs, and extension of elimination of development impact fees for ADUs between 800-1,200 sq. Ft. • Include information on fair housing in ADU application (potential landlords); add info to website • ADU hotline • ADU website – preapproved site plans	By May 2024. 2023-2031	Citywide with emphasis on high resource areas in southwest area; Alisal, Downtown, Chinatown.	Facilitate construction of 578 ADUs, including 5% in high resource areas.
Program 7: Reduce Fees and Housing Production Constraints	• Review planning and development fees to ensure they are appropriate and do not constrain affordable housing development. • Assist in gap financing affordable development by nonprofit developers to help offset the cost of development through deferred impact fees. • Review the effectiveness of the Inclusionary Housing Ordinance and Density Bonus Program to implement revisions as appropriate to incentivize additional housing development.	Annually	Citywide	Facilitate construction of 1,520 low income units (RHNA).

Program	Specific Action	Timeline	Target Area	Outcomes
Program 14: Facilitate the Production of Affordable Housing	• Facilitate the development of units affordable to lower income households.	2023-2031	High resource areas in southwest area; Alisal, Downtown, Chinatown.	Develop 5% of new affordable units in high resource areas and 10% in future growth areas.
	• Work with MST, the Public Works Department, and TAMC to align transportation infrastructure improvements with housing development.	2023-2031	Low resource areas and areas of high segregation and poverty.	Aim to complete 1 transportation infrastructure improvement to complement affordable units are developed in a low resource area.
Program 16: Equitable Housing and Service Access for Unhoused Individuals and Families	• Implement the Family Homeless Challenge Grant by purchasing single family homes and construction of ADUs for unhoused families.	2023-2031	Single-family residential areas in northwestern and southern areas of City.	Acquire or construct at least 1-4 single-family homes or ADUs for unhoused families.
Housing Mobility				
Program 2: Financial Assistance and Gap Financing	• Proactively pursue and leverage governmental and non-governmental funds to increase the inventory of affordable housing. • Continue funding local trust. • Commit federal pass-through funds to the production and preservation of affordable housing. • Explore strategies outlined in Program 2 related to parcel taxes, Cannabis Business Taxes, and commercial/industrial linkage fees	Annually	Citywide	Facilitate construction of 1,520 low income units (RHNA).

Program	Specific Action	Timeline	Target Area	Outcomes
	to foster affordable housing development.			
Program 3: Prohousing Designation	• Pursue PIP funding and maintain the PDP.	Beginning 2024 and annually thereafter.	Citywide with emphasis in southwest Salinas (high resource areas)	Assist at least 1 affordable housing development and 5 households with down-payment assistance using PIP funds annually.
Program 6: General Plan and Zoning Code Update	• Amend the Zoning Code to facilitate the development of affordable housing and a variety of housing types, including emergency shelters, supportive housing, low barrier navigation centers, etc.	By end of 2024.	N/A	Assist with the construction of 100 units for special needs populations.
Program 12: Housing Choice Vouchers (HCV)	• Collaborate with nonprofits and landlords to promote and increase participation of rental properties in voucher housing programs.	Annually	Citywide	Increase HCV use by 10% over eight years from the 2023 baseline of 3,316 HCVs.
	• Include a fair housing factsheet in ADU/SB 9 applications, especially on source of income protection (SB 329 and SB 222).	By 2024	High resource areas in southwest corner of Salinas and single-family neighborhoods.	
Program 15: Housing for Persons with Disabilities	• Allocate funding for supportive services and housing for persons with disabilities.	Annually	Citywide	Assist with the construction of 100 units for special needs populations during the planning period.
Program 18: Local Workforce Housing	• Offer incentives such as financial assistance (when available), density bonuses or other regulatory concessions to further	Ongoing	Citywide	Assist with the construction of one workforce housing

Program	Specific Action	Timeline	Target Area	Outcomes
	encourage and facilitate employee housing. • Review the Zoning Code to facilitate a variety of housing types and identify and eliminate barriers for the development of employer-sponsored housing.			project during the planning period.
Program 19: Farmworker Housing	• Support the production of farmworker housing through various actions including the Regional Farmworker Housing Study and Action Plan and ordinance for motel/hotel use for H-2A. • Conduct outreach and education workshops to stakeholders and residents, as outlined in the 2018 Farmworker Housing Study and Action Plan. • Apply for funding for farmworker housing.	2023-2031 Annually Annually	Citywide	Increase farmworker housing opportunities by 20 units over eight years.
Tenant Protection and Anti-Displacement				
Program 10: Services to Affirmatively Further Fair Housing	• Explore development of rent stabilization ordinance, tenant relocation assistance ordinance, and just cause for eviction ordinance.	2023-2031	Citywide	Establish tenant protection strategies Reduce number of fair housing complaints on evictions by 10 percent (over 2022 baseline).
Program 13: Homebuyer Resources	• Reassess and reinstate the First Time Homebuyer Program	Annually	Citywide	Assist 5 households annually through

Program	Specific Action	Timeline	Target Area	Outcomes
	• Increase participation in CalFHA homebuyer assistance program through promotions and referrals.			homebuyer assistance programs.
Program 17: Preservation of Affordable Housing At-Risk of Conversion	• Encourage participation of nonprofit housing developers to acquire and preserve at-risk units.	Annually	Citywide	Preserve affordability of 778 at-risk units.

Appendix A: Past Accomplishments

The City adopted the 2015-2023 Housing Element (5th Cycle) on December 15, 2015. The City's accomplishments in implementing the 2015-2023 Housing Element are summarized in Table A-1.

Table A-1: Review of Past Accomplishments

Program	Objectives	Progress
Goal H-1: Provide a range of housing types and a variety of affordability levels address existing and projected housing construction need in Salinas.		
Policy Action H-1: Provision of Adequate Sites	Maintain an inventory of sites at adequate densities and appropriate development standards to facilitate a range of housing opportunities.	The City of Salinas (City) has adopted a multifaceted strategy to keep track of suitable lands appropriate for housing development and housing choices. The City's website has an interactive sites inventory of the vacant land inventory outlined in the City's 2015-2023 Housing Element. Also, the City created suitable sites map as part of its Farmworker Housing Study and Action Plan to identify suitable locations for farmworker housing within City limits. Additionally, through collaborations with the County of Monterey, the City participated in creating an inventory of affordable rental housing units in Monterey County as well as an internal inventory of homeless shelters and their bed capacity for the Monterey and San Benito counties.
Policy Action H-1.2: Provision of Adequate Sites	Continue to maintain requirement on previously identified sites located in the Focused Growth Overlay district which can accommodate residential and mixed-use developments with a minimum of 30 du per acre as a non-discretionary permitted use.	The City of Salinas has maintained a high density and development intensity on identified sites located within the Focused Growth Overlay Areas. To spur residential and mixed-use development in underutilized sites within focused growth overlay areas the City entered a Professional Service Agreement with the consulting firm Economic and Planning Systems (EPS) to prepare a Housing Target Market Analyses (HTMA) for the Downtown, Chinatown, and Alisal Neighborhoods. The outcome of this study was a supplemental parking analysis for the Central City (CC) Overlay District to evaluate scenarios for potential housing opportunities on surface parking lots , six (6) sites in the Salinas CC Overlay District had their land use and zoning changed from Public/Semipublic (PS)/Commercial Retail (CR) to Mixed Use (MX), and the Downtown Core Area (DC) Overlay was be enlarged to include the Intermodal Transportation Center (ITC) site. In tandem with the rezoning efforts in the Central City Overlay the City amended Chapter 37 of the Salinas Municipal Code to establish an Adaptive Reuse Ordinance which allow the reuse of underutilized, nonresidential buildings for housing without requiring strict compliance with density, floor area ratio, lot area per dwelling unit, lot dimensions, and usable open space. The Adaptive Reuse Ordinance applies to either: 1) old buildings (at least fifty years)

		in the Central City Overlay Downtown Core or 2) historically significant buildings located anywhere within the City. Additionally, the City used an SB2 Rezoning Grant to facilitate housing production by undertaking the necessary planning, environmental studies, and analyses to consider changing land use and zoning designations of identified opportunity sites to allow for higher density residential or mixed-use development. Among the identified opportunity sites is 1 Preston St which is located within the Focused Growth Overlay District.
Policy Action H-1.3: Provision of Adequate Sites	Report to the City Council annually on the City's progress in meeting its RHNA.	Since the implementation of the 2015–2023 Housing Element, the City has provided yearly reports and made presentations on the implementation of the City's RHNA to City Council and the Housing and Land Use Committee. These reports on the status and progress of the RHNA are an outcome of the Housing Element (HE) Annual Progress Report (APR) and jurisdictions are required to submit the report yearly to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) by April 1 of every year. The HE APR has been presented to City Council since 2025 until 2022. The last HE APR will be presented to City Council in 2023 and that will close the last year of the 5th Cycle of the City's Housing Element.
Policy Action H-1.4: Provision of Adequate Sites	Continue to consult with affordable housing developers to identify any additional sites, which may be considered appropriate for affordable housing development.	Annually, the City releases a Notice of Funding Availability (NOFA) for developers to apply to apply for the Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) as well as State funds from HCD's Permanent Local Housing Allocation Program (PLHA). In conjunction with the NOFA, the City has conducted informational workshop and forums to provide developers with technical assistance and support to pursue funding opportunities. Through this work and collaboration with developers and non-profit organizations, the City has identified several new infill and redevelopment sites that have resulted in several new housing and mixed-use projects over the past seven (7) years.
Goal H – 2: Maintain and improve existing neighborhoods and housing units.		
Policy Action H-2: Monitoring of Development Fees	Annually review the City's planning and development fees to ensure they are appropriate and do not unduly constrain affordable housing development	The City has proactively reviewed planning and development impact fees to alleviate unduly constraints on affordable housing development. The following examples demonstrate how constraints were removed to promote the development of affordable housing: On April 12, 2022, the City increased the development impact fees by 8% in accordance with the Engineering News Record (ENR) Construction Cost Index (CCI).

		On December 1, 2020, the City reviewed Public Facilities Impact Fees and City Council adopted an updated Public Facilities Impact Fee schedule to reform development impact fees based on housing type and total square footage. Fees for age-restricted senior dwelling units and Accessory Dwelling Units (ADU) were also adjusted. Fee Deferral Agreements (FDA) for affordable housing projects continues to be implemented on a case-by-case assessment. In November 2018, Chapter 9 of the building code was amended to require the payment of development impact fees, from building permit issuance stage to the certificate of occupancy stage for residential projects. This is helping for-profit and non-profit developers reduce the cost to construct housing units. In March 2019, City Council adopted an ordinance to exempt Accessory Dwelling Units (ADUs) from development impact fees for five (5) years. Removing barriers for ADU development is a strategy to increase new housing development. Savings for this impact fee exemption has a cost savings of over $8,000 dollars in permitting fees. In December 2019, City Council also approved the new West Area Park Impact Fee (WAPIF). The plan area will allow up to 4,340 dwelling units.
Policy Action H-1.2: Monitoring of Development Fees	As funding permits, assist in gap financing affordable development by nonprofit developers to help offset the cost of development.	The City established an annual NOFA application procedure to make federal entitlement Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and State HCD Permanent Local Housing Allocation (PLHA) funds available to qualified affordable home developers. The City's NOFA procedure also includes an informational workshop to give developers technical assistance for submitting their applications. Since 2016 the City has provided gap financing towards: Haciendas Phase III - Hikari Apartments (2016), Moon Gate Plaza (2017 and 2018), Vista de la Terraza (2017), Catalyst Apartments Project (2019), Sun Rose Apartments (2020), and Parkside Manor Phase I (2020).
Policy Action H-3: Housing Services Program	Continue to advertise the program through various media, including brochures, bilingual public service announcements on radio, inclusion in service directories, the City website, and postings at the City libraries and Permit Center.	The City continues to advertise programs and services through a range of active platforms including social media, City's website, electronic newsletters, housing distribution list, and printed media. Bilingual (Spanish) content is developed to reach a wider audience for most advertisements. The Salinas Californian and El Sol were used for public notices until early 2023. El Sol newspaper was recently discontinued and no longer provides publication services. El Sol was the only local Spanish publishing newspaper. City staff are assessing resources and looking for other alternatives. Public notices are still posted in English and Spanish at the City's Rotunda, Community Development Department, and City Clerk's Office. Additionally, public notices are also posted

		at the three City Public Libraries: John Steinbeck Library, Cesar Chavez Library, and El Gabilan Library.
H-3. Housing Services Program	Annual objectives: -Housing Rehabilitation Loans – five households -Housing Accessibility Assistance Grants – three households -Energy Efficiency Improvements – ten households	The City's Housing Services Program (HSP) was operational until Fiscal Year 2020-21. Due to the Covid-19 Pandemic, the Housing Services Program was suspended in FY 2021-22. The City is currently evaluating alternatives and potential partners to bring back this program. In FY 2019-20, GRID Alternatives, who was the subrecipient for the Energy Efficiency Improvements, stopped operating in Salinas. The City looked for another subrecipient but was not successful at finding another subrecipient that could provide this service. Between 2015 and 2022, the HSP assisted the below number of households with Rehabilitation Loans, HAA Grants, LBP Grants, and Energy Efficiency Improvements: • Housing Rehabilitation Loans: 10 • Housing Accessibility Assistance Grants: 10 • Lead Base Paint Grants: 9 • Total Energy Efficiency Improvements: 67
H-3. Housing Services Program	Leverage auxiliary programs that compliment HSP services by coordinating with program providers and integrating those programs into HSP outreach.	Housing Services Programs are integrated through a variety of local service partner providers and internally. The City's Street and Response Outreach Team (SORT) as well as the Code Enforcement Division actively promote and refer for HSP programs until FY 2020-21. Program information was available to residents during walk-in visits to the Permit Center. Additionally, the City's Code Enforcement team disseminated HSP referrals and information during all outreach visits. The Housing Resource Center and Monterey County Health Department were also active partners for referrals. The following service partners partnered with the City to leverage auxiliary programs that complimented the HSP: • Legal Services for Seniors • Central Coast Center for Independent Living • Central Coast Energy Services (CCES) • Interim Inc. • Alliance on Aging • Central Coast Center for Independent Living • Deaf and Hard of Hearing Service Center

H-3. Housing Services Program	Educate community partners, including housing and disability advocates, about HSP available services and engage them in outreach efforts.	Partners collaborating specifically with the disabled include Interim Inc., Alliance on Aging, Central Coast Center for Independent Living, and Deaf and Hard of Hearing Service Center. The City's Code Enforcement Division engages with the public and continues to forward referrals to the Housing and Community Development Division for the Housing Services Program. Services were scaled back in FY 2021-21 to focus on emergency response services during the Covid-19 pandemic. The City continued to meet periodically with subrecipients and other community partners to disseminate housing service information (English & Spanish) through online platforms, community meetings, and special events.
Policy Action H-4: Code Enforcement	Continue to operate an effective Code Enforcement Program, with the objective of transitioning to comprehensive code enforcement by 2021, subject to availability of resources.	The Code Enforcement Division was reorganized in 2016 under the direction of a 2015 Kaizen process in order to develop a proactive and comprehensive code enforcement program. This was done by streamlining processes (establishing standard operating procedures, decision trees, and hand-off protocols) increasing human resource capacity (in 2016, the Division hired a new Senior Code Enforcement Officer, 1 Administrative Aide, 1 part-time Code Enforcement Officer, and created 2 Code Enforcement Officer II positions), and standardized training of Code officers (Certification in the National Property Maintenance Code, participation in the California Code Enforcement Officers annual seminar and in the International Code Council's Residential Inspection Institute). Additionally, the goal of conducing comprehensive code enforcement was supported by the City's decision to establish a rental registry program in April of 2023 (the City adopted an Ordinance amending Chapter 17 of the Salinas Municipal Code by adding Article I to incorporate Residential Rental Registration requirements for residential rental units).
H-4. Code Enforcement	Refer potentially income-qualified property owners to the City's Housing Services Program for rehabilitation assistance.	The City of Salinas' Code Enforcement Division collaborated with the Housing and Community Development Division staff to provide eligible property owners with housing rehabilitation assistance. Three service requests that the Code Enforcement Division forwarded to the Housing Services Program in 2017 for the remediation of health and safety issues or code violations were authorized. Three of the four referrals for services that the Code Enforcement Division made in 2018 received approval. A new addition and a full home redesign were completed at one residence in 2019 as a consequence of a referral from Code Enforcement to the Housing Rehabilitation Program, and three approved projects were in the plan submission stage. In addition to the financial and technical assistance offered toward eligible home improvements, educational material such as the "City of Salinas Ordinance Booklet: Citizen Guide to Residence Compliance" is distributed to help guide homeowners through City ordinances.

H-4. Code Enforcement	Establish process to engage community partners and residents in development of a comprehensive housing inspection program.	The newly implemented community engagement strategy, which focuses on compliance through education and outreach, as well as the Salinas Plan, a strategic plan outlining a future course for maintaining a long-term balanced budget while preserving City Services and addressing the affordable housing crisis, prompted the City of Salinas to start building a framework for a more comprehensive code enforcement program. To accomplish their intended results in relation to community engagement, the Code Enforcement Division developed and implemented The Salinas Connect App which allows residents to report a variety of issues on public or private property and pinpoint the location with GPs as well as submit photos of the issue being reported. Also, in order to highlight education regarding the City of Salinas Ordinances and code compliances, Code Enforcement Division staff started taking part in outreach activities more frequently. To tackle the need for a more comprehensive code enforcement program, staff implemented a recommendation prioritized in the Salinas Plan that being establishing a rental registry ordinance and inspection fees. In order to develop the content and materials required to move a rental registry ordinance to City Council for approval and subsequently create a rental registry and inspection program for the City of Salinas, the Code Enforcement Division, in conjunction with the Housing and Community Development Division, played a key role in engaging stakeholders to participate in a Technical Advisory Committee (TAC). In early 2022 City Council accepted a motion recommending that the City Staff proceed with developing and ordinance and corresponding fee resolution to establish a rental registration program based upon the consensus of the TAC. In late 2022 the City Council received and administrative report on a final draft ordinance and on future steps for the development of a software to for the rental registration program and on the engagement, education, and implementation of the program. On April 4, 2023, the City Council of Salinas pass and approved a Residential Rental Registration Program. This program will become effective July 1, 2023.
H-4. Code Enforcement	Continue periodic analysis of code enforcement data to enhance program effectiveness, especially for housing violations.	The use of IPADs by the Code Enforcement Division has expedited the processes and made data access easier, particularly for those working in the field. In order to increase the effectiveness of the program, Code Enforcement staff also meets weekly to examine data and case status and creates monthly reports for the City Council that include information on cases closed, new citations issued, and key accomplishments.

Policy Action H-5: Alisal Neighborhood Revitalization Strategy Area (ANRSA)	Pursue recertification of the Alisal NRSA every five years and update the implementation strategies to reflect housing and community development needs.	A Technical Advisory Committee was launched in April 2017 for the development of the Alisal Vibrancy Plan (AVP) which built on the strategies of the Alisal Neighborhood Revitalization Strategize Area (ANRSA) and was a required action under the Economic Development Element of the 2015 General Plan. The City's ANRSA was recertified and approved by HUD as part of the Fiscal Year (FY) 2020-24 Consolidated Plan in November 2020. The AVP has the same exact boundary as the ANRSA, and the AVP crafted priority strategies and objectives. In 2021, the City continued to fund the positions for a Business Navigator and a Housing Analyst to address fair housing issues throughout the City.
H-5. Alisal Neighborhood Revitalization Strategy Area (ANRSA)	Expand marketing efforts in the Alisal NRSA to promote housing and community development programs to Alisal residents.	The Planning and Project Implementation Division within Community Development Department was created in 2016 and three new positions were filled: Senior Planner, Assistant Planner, and an intern. The Division led the community engagement process for the Alisal Vibrancy Plan and used this opportunity to promote housing and community development programs to residents. The City has also partnered with AmeriCorbs VISTA Program volunteers who prepared resource directories on services related to housing, health, small business support, technical assistance, and access to capital. Additional support was provided to Alisal small businesses through a new Business Navigator position that offers bilingual technical one-on-one assistance for navigating the permitting process. Outreach to Alisal businesses consisted of door-to-door efforts, social media, and special shop-local campaigns. These outreach efforts were made possible through a partnership with the Salinas United Business Association. The creation of a bilingual Housing Analyst position also contributed to the expansion of marketing efforts on housing information, referral services, financial counseling, education to residents and landlords, and overall promotion of community development programs. In 2022, the City's Advance Planning Division and Planning and Project Implementation become one division, Advance Planning and Project Implementation (APPI).
H-5. Alisal Neighborhood Revitalization Strategy Area (ANRSA)	Pursue funding strategies such as the Community Revitalization and Investment Authority (AB 2) that focus on addressing distressed conditions in disadvantaged communities.	Although the City has not pursued the establishment of a Community Revitalization and Investment Authority (CRIA) through AB2, the City has continued to utilize other funding sources to focus on addressing distressed conditions in disadvantaged communities. A grant award of $310,000 in SB 2 funds assisted with an environmental and technical study required to increase the development capacity of four underutilized parcels within City limits. The City also utilized its entitlement funds for distressed community areas like Alisal and Chinatown. The City funded the following activities and programs: • Emergency Rental Assistance Program (Rental and Utility Assistance) • Salinas Downtown Streets Team

		• Grow Salinas Fund • Fair Housing Referral Services • Food Bank • Homeless Encampment Food Distribution • Hotel and Motel Vouchers for Homeless • Street Outreach Team • Salinas Homekey Projects • Warming Shelter and Trailers Operations • Chinatown Navigation Center, Trailers, and Sprung Operations • Rapid Rehousing • SHARE Center Operations
H-5. Alisal Neighborhood Revitalization Strategy Area (ANRSA)	Pursue additional local, state, and federal funding and strive to exceed the objectives outlined in the Alisal NRSA:	The City pursued diverse local, state, and federal funding sources to directly benefit the Alisal NRSA. Below are the highlighted grant applications that were submitted: • A Caltrans grant award in 2016 for outreach activities in the Alisal Street Corridor for the annual Ciclovia festival. • A National Endowment for an arts engagement project • An Affordable Housing and Sustainable Communities Program (AHSC) grant application for grant funding of the Laurel Drive sidewalk extension. • A Federal Transportation Administration Grant, in partnership with the Monterey Salinas Transit (MST) for future transportation improvements. • A Caltrans Sustainable Communities planning grant application, in partnership with MST and Taylor Farms. • The following federal entitlement funds were awarded to support objectives outlined in the ANRSA: o The Alisal Union School District for the Early Childhood Development Center in the amount of $800,000 in HUD CDBG Entitlement Funds. o Grow Salinas Fund to assist local businesses with rent and utilities during the COVID-19 pandemic in the amount of $400,000 from HUD CDBG Entitlement and HUD CDBG-CV funds. o The Library and Public Services Department for the Natividad Creek Park Restroom Restoration Project in the amount of $400,000 in HUD CDBG Entitlement Funds as well as $1.3 Million of HUD CDBG Entitlement funds towards the Hebbron Family Center. o The Housing Services Program assisted several households in the Alisal NRSA. Yet, due to the COVID-19 pandemic, the City had to scale down the program in FY 2020-21. In FY 2021-22, the

		Housing Services program was suspended. The City is re-evaluating the program and is considering bring it back in the future.
H-5. Alisal Neighborhood Revitalization Strategy Area (ANRSA)	Public Services: Engage in capacity-building activities to identify entities that can be organized as CBDO to provide services targeted for the Alisal NRSA, with the objective of establishing at least one CBDO by 2017.	The City released a CBDO application in 2020 but did not receive applications. Therefore, staff focused on engaging nonprofit organization about the prospect of pursuing CBDO certification. Since no applications were received, staff continued engagement efforts by targeting developers and non-profit organizations through special events like an Annual Housing Forum. The City has not been able to establish a CBDO organization, yet it will continue to look for opportunities and organizations that could pursue this certification.
H-5. Alisal Neighborhood Revitalization Strategy Area (ANRSA)	Residential Rehabilitation: Raise the qualifying income level for rehabilitation assistance to 100 percent of the AMI by 2016.	Through the Housing Services Program (HSP), the City was able to provide residential rehabilitation services to City residents until Fiscal Year 2020-21. Yet, the program was suspended in FY 2021-22 due to the Covid-19 Pandemic. While the HSP was operational, the evaluated additional alternatives to expand the rehabilitation assistance services to all households and up to 100% AMI. Yet, the City was not able to find or secure additional funds to expand the rehabilitation services to households at 100% AMI During the COVID-19 pandemic, funding priorities were redirected toward emergency services. Since the HSP is suspended, all inquiries related to rehabilitation services are placed on an interest list for future updates regarding this program.
H-5. Alisal Neighborhood Revitalization Strategy Area (ANRSA)	Expand marketing of housing rehabilitation assistance with the objective of assisting to 10 households over five years. This equates to 25 percent of the City's overall goal of housing rehabilitation loan assistance for the entire City.	The City's Housing Services Program successfully reached the five-year objective of assist 10 households. Through this program and while it was operational, the City assisted 10 households with housing rehabilitation loans, 10 households with housing accessibility assistance grants, 9 households with lead based paint grants and 67 households with energy efficiency improvements. While this program was operational, there was an active waiting list. Information about the program was available electronically on the City's website, and through printed media at the Permit Center, Code Enforcement visits, and local service providers.
H-5. Alisal Neighborhood Revitalization Strategy Area (ANRSA)	Continue to promote accessibility grants through City website, contractors, libraries, and public service agencies.	Accessibility grants were continuously promoted through the City's website and public service agencies until Fiscal Year 2020-21. Printed bilingual brochures and flyers were also made available for distribution among partner agencies. The City received direct inquiries about the program as well as direct referrals from the Code Enforcement Division team. Over this Housing Element cycle, the City assisted 10 households with housing accessibility assistance grants.

Policy Action H-6: Preservation of At-Risk Housing	Prioritize the status of at-risk units through contacts with the property owner(s).	Six projects were noted in Section 3.7.4 of the Housing Element as having probable rent subsidy expiration dates. The City is available to explore alternatives with property owners or managers on a case-by-case basis to preserve at risk affordable housing. In 2019, the City held two Tax Equity and Fiscal Responsibility Act (TEFRA) hearing to consider the issuance of tax-exempt bonds by the California Statewide Communities Development Authority (CSCDA) for the Salinas Pointe Apartments and Steinbeck Commons. In 2021, Interim Inc, a non-profit developer, opted to demolish Soledad House, an 8-bedroom house developed with HOME funds. The existing affordability restrictions placed on the original development, Soledad House, were transferred to the new 11-unit affordable housing development, now known as Sun Rose Apartments, which are scheduled for completion in summer 2023.
H-6. Preservation of At-Risk Housing	Encourage participation of nonprofit housing developers to acquire and preserve at-risk units.	On a case-by-case basis, the City continues to discuss options with nonprofit developers who want to purchase and maintain at-risk housing units, but to promote their involvement, the City releases an annual Notice of Funding Availability (NOFA) for them to pursue CDBG, HOME, and PLHA Funds. This allows the City to maintain its existing supply of affordably priced housing while also creating new affordable housing that is accessible to all City residents. By means of these annual NOFA's, several housing projects over this Housing Element cycle have received City funds, either federal, state and/or local funds. In 2016, the City assisted CHISPA, a local non-profit developer, with gap financing to remodel 40 of the units in the Vista de la Terraza Project. Through this action, the City was able to preserve at-risk housing units. Additional, in 2021 the City assisted Parkside Manor - Phase I with HOME and PLHA funding which allowed the Housing Authority of the County of Monterey (HACM) to preserve affordable housing units and create new additional housing units by redeveloping the site into a denser housing project. Phase I of this project involved the demolition of 48 units and the construction 80 new 100% affordable housing units. The Grand Opening Ceremony for this project happened in January 2023. Through a partnership with Shangri-La (for profit) and Step Up on Second Street (non-profit operating partner), the City was able to help with the acquisition of one Homekey project (Step Up in Salinas) in 2020 and two Homekey projects in 2022 (Step Up on Sanborn and Step Up on Fairview). These three projects involved the conversion of an existing motel/hotel into permanent supportive housing, and it resulted in the creation of 200 new permanent supportive housing units as well as 4 manager units.

H-6. Preservation of At-Risk Housing	Work with property owner(s) intending to opt out of the affordability covenants to ensure tenants receive adequate notice.	The City of Salinas employs various methods of engagement with property owners intending to opt out of the affordability covenants among them is Contracting with the HUD-Approved Housing Counseling Agency Eden Council for Hope and Opportunity (ECHO) who provides both Fair Housing and Tenant-Landlord services as well as contracting with Legal Services for Seniors (LSS) and the Watsonville Law Center (WLC) who provide Fair Housing Services. Additionally, the City continuous to increase the capacity of its fair housing program by hiring additional staff that will focus on providing and improving these services to City residents. In 2020 the City funded a two-year Limited-Term Community Development Analyst to provide housing information, education, and referral services to landlords and tenants. In 2021, the City found additional funds was able to extend this position into a five-year Limited-Term Community Development Analyst position to oversee the City's fair housing program and continue to collaborate with ECHO, LSS and WLC and assist City residents.
H-6. Preservation of At-Risk Housing	Work with potential purchasers, ensure the education of tenants of their rights, and that tenants have assistance to pursue other housing options, within 60 days of notice of intent to convert at-risk units to market rate rents.	The City of Salinas continues to monitor units at risk of converting to market rate-housing due to potential expiration of rent subsidies. To have capacity to provide Fair Housing and Tenant/ Landlord services in 2017 the City contracted with the Housing Counseling Agency Eden Council for Hope and Opportunity (ECHO). ECHO provides education and technical assistance to tenants in matters relating to obtaining and maintaining housing. To build internal capacity to continue connecting tenants and landlord with legal and financial resources and other supportive services focused on housing retention the City of Salinas hired a five-year limited term Community Development Analyst to supplement its Fair Housing Program.
Policy Action H-7: Historic Resources	Promote tax credits available for historic preservation through a Mills Act program	The Planning Commission held a public hearing on June 1, 2016, and unanimously recommended that the City Council establish a Mills Act Program. On June 28, 2016, the City Council acted on that recommendation and adopted a five-year ordinance for designated historic properties. The Mills act is a California statewide economic incentive program to provide tax breaks for properties that have historic significance so that the owners can utilize the money gained through tax abetment toward the refurbishing and restoration of the historic property. The first two Mills Act tax-savings contracts under this program were approved by the City Council on November 7, 2017 (147 Central Ave. and 15 Los Laureles Ave.), and a third contract was approved by the City Council on September 18, 2018 (301 Main St). The Mills Act Tax program was implemented through an amendment to the City of Salinas chapter 2 Municipal Code Ordinance, which is still in effect, despite the pilot program expired in 2022. The City intends to reinstate the program moving forward.

H-7. Historic Resources	Provide technical assistance to property owners, and help identify grant and funding opportunities, when available for preservation and rehabilitation activities.	The City's historic resource board coordinator is available to provide technical assistance to property owners on matters pertaining to the Mills Act property tax savings as well as other grant sources and financing options available towards preservation and rehabilitation activities. The coordinator contact information is posted on the City's website. The City also contributes to these efforts by conducting policy analysis and being proactive in locating and maintaining a working list of potential financing sources for preservation and rehabilitation activities. The City recently entered into a Purchase and Sales Agreement for two properties in Chinatown which are of historic significance. One of the properties in on the National Register and the second one is of local historical significance. The City intends to preserve and remodel both of these properties once they formally become under the ownership of the City.
Policy Action H-8: Inclusionary Housing	Complete update to the Inclusionary Housing Ordinance and nexus study by 2016.	City Council authorized updating the existing 2005 Inclusionary Housing Ordinance (No. 2451) along with a nexus study under Action H-8 as part of the 2015-23 Housing Element update. The nexus study was completed in 2016. Also in 2016, a total of 9 Technical Advisory Committee (TAC) meetings, 1 CDBG/Housing Subcommittee meeting and 1 City Council Housing Study Session were held regarding the Inclusionary Housing Ordinance update. The new Inclusionary Housing Ordinance and Guidelines were updated and adopted in June of 2017 by the City Council. The updated Housing Inclusionary Ordinance and Guidelines are currently available in the City's website. The City accomplish this objective and is currently beginning the work to update and make improvements to the existing Inclusionary Housing Ordinance. The City is projecting to be done with these updates by December of 2023.
Policy Action H-9: Affordable Housing Development	Continue to promote density bonus, inclusionary units, and other incentives to facilitate affordable housing development.	As a tool for developing affordable housing the City of Salinas Housing and Community Development Division staff continuous to promote the State's Density Bonus Law and the City's Inclusionary Housing Ordinance. For the 5th Housing Element Cycle covering the planning period of December 31, 2015- December 31, 2023, the following six (6) projects produced or are set to produce inclusionary units: • In 2016, Haciendas Phase IV – Senior Project, also known as Dai-Ichi Village, designated 20% of the project units as inclusionary units. • In 2021, MidPen Housing developed the Moon Gate Plaza Project which constructed eighteen (18) inclusionary low-income rental units within the 90-unit development. • In 2018, Haciendas Phase III, also known as Hikari Apartments, designated ten (10) units as low-income rental inclusionary units. • In 2019, KB Home Montebella Subdivision produced seven (7) low-income single family inclusionary detached ownership units.

		• In 2019, U4Ric Investments LLC executed an Affordable Housing and Marketing Plan for 11 Hill Circle which will provide 3-6 low-income single family inclusionary detached ownership units. Development is currently under entitlement. • In 2022, a property at the intersection of Boronda Rd. and Hemmingway Dr. is currently being proposed by Stonebridge Homes Inc. and the development is set to construct 1,053 ownership units and 500 rental units. A portion of these units will be regulated by the 2017 Inclusionary Ordinance. This project could produce both, rental, and ownership, inclusionary units. For the 5th Housing Element Cycle covering the planning period of December 31, 2015- December 31, 2023, the following projects produced density bonus units: • In 2018, the 401 Monterey Street Project produced (2) very low-income units density bonus units. • In 2021, the Sun Rose Apartments, an 11-unit development produced 2 density bonus units. Construction of this development started on mid-2021 and it is expected to be completed by Summer 2023. • In 2021, Parkside Manor Phase I and II, which consist of a 160 units included 63 density bonus units. Construction for Phase I (an 100% affordable senior housing project) started in 2021 demolished 48 units and replaced with 80 new housing units. This project obtained a 67% density bonus and 3 concessions. Construction was finalized in December of 2022. • In 2022, a property at 467-479 E. Market St. is being proposed by Workbench and the development is set to construct 75 units. A portion of these units will be regulated by the Density Bonus Ordinance. Affordable Housing Plan for the Density Bonus units is currently being finalized.
H-9. Affordable Housing Development	Encourage developers to assist in site identification.	The City of Salinas meets periodically with affordable housing developers to assist in identifying suitable sites for affordable housing. Agricultural employers have also maintained regular communication with the City regarding potential workforce housing sites. The Farmworker Housing Oversight Committee and the Housing Technical Advisory Committee (TAC) are two more ways in which the City involves stakeholders in identifying new potential development sites. In 2020, the City of Salinas Economic Division released a notice categorizing 17 parcels and 12 sites as surplus land in accordance with the California Surplus Land Act. With the notice, the City of Salinas sought proposals that would help implement the City's Downtown Vibrancy Plan, including the development of housing and mixed-use projects as well as a new parking

		garage to serve civic facilities and private development in the area. Included in its Surplus Land Act Designation were several parcels that included actively used City facilities. In 2021, the City received 10 letters of interest and proposal were under consideration. In 2022, the City commenced negotiations related to the selling property located at 128 Salinas St., also known as Lot 10. The parcel is approximately 6,090 square feet and is currently used as a City Permit Parking lot offering a total of 11 parking stalls. In October 2020, the City Council declared this property as surplus. Also, in 2020, and through the Farmworker Oversight Committee, two GIS Mapping Tools were created. The first map identified opportunities for farmworker housing projects on Monterey County land, but adjacent to City limits. The second map identified opportunity sites for permanent farmworker housing projects within City limits.
H-9. Affordable Housing Development	Work closely with qualified Community Housing Development Organizations (CHDOs) and other nonprofit housing developers to expand affordable housing opportunities. Assist in gap-financing and funding applications for affordable housing.	Housing and Community Development Division staff launched and promoted CHDO certification annually through an online application portal through City Data Services. Staff identified and worked closely with nonprofit housing developers such as Mid Pen Housing, Eden Housing, Housing Authority of the County of Monterey (HACM), the Monterey County Housing, Inc. (MCHI), and Community Housing Improvement Systems and Planning Association, Inc. (CHISPA). The following CHDOs received gap financing for the following projects: • CHISPA Inc. o Vista de La Terraza – the City provided over $2.3 Million in gap financing over multiple fiscal years, and it involved the rehabilitation of 40 units. This resulted in the creation of HOME, CDBG and SRA units. • HACM o Haciendas Phase I – the City provided $1.7 Million in gap financing for the project, and it involved the construction of a 53 unit apartment complex. This resulted in the creation of HOME and SRA units. o Haciendas Phase II – the City provided $0.5 Million in gap financing for the project, and it involved the construction of a 46 unit apartment complex. This resulted in the creation of HOME units. o Haciendas Phase III- Hikari Apartments - the City provided $1.5 Million in gap financing for the project, and it involved the construction of a 50 unit apartment complex. This resulted in the creation of HOME units. o Haciendas Phase IV - Dai-Ichi Village. the City provided $350,000 in gap financing for the project, and it involved the construction of

		a 41 unit apartment complex. This resulted in the creation of HOME units. o Parkside Manor – Phase I - the City provided over $2.4 Million in gap financing, and it involved the construction of an 80 unit housing development. This resulted in the creation of HOME and PLHA units. • MidPen Housing Inc. o Moon Gate Plaza – the City provided over $2.6 Million in gap financing over multiple fiscal years, and it involved the construction of a 90 unit apartment complex. This resulted in the creation of HOME and HSA units. Aside from assisting CHDO organizations, the City also assisted other local non-profit developers with gap financing: • Interim Inc. o Sun Rose Apartments - the City provided over $1 Million in gap financing, and it resulted in the construction of an 11 unit transitional/permanent housing apartment complex. This resulted in the creation of CDBG units. o Catalyst Apartments Project – The City provided $500,000 in gap financing and it resulted in the rehabilitation a 5-unit apartment complex. This resulted in the creation of CDBG units.
H-9. Affordable Housing Development	Prioritize funding allocation to affordable housing projects that include units affordable to extremely low-income households.	The Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), California Tax Credit Allocation Committee (CTCAC), Permanent Local Housing Allocation (PLHA) Program, Homekey Program, American Rescue Plan Act (ARPA), Housing Production Fund (General Funds) and Housing Successor Agency (HSA) Funds are among the federal, state, and local funds that the City of Salinas Housing and Community Development Division staff prioritizes for affordable housing projects. This division outlines and prioritizes the use of these funds through the Housing and Land Use Committee, a subcommittee of the City Council. The City then incorporates the City Council's directives into a competitive NOFA process. Annually, through a NOFA, the City makes HUD CDBG and HOME funding available for affordable housing projects. For the 5th Housing Element Cycle covering the planning period of December 31, 2015- December 31, 2023, the following housing projects included units affordable to extremely low-income

		households and received financing through one of the above-mentioned funding sources: • In 2016, Haciendas Phase IV – Seniors, it included units for extremely low-income seniors. • In 2020, the Moon Gate Plaza Apartments, an affordable housing development was completed, and it included 46 extremely low-income, 19 at below 40% local area median income (AMI), 23 at below 60% AMI and 2 at market rate units. • In 2020 the Catalyst Apartments, a rehabilitation project that included 5-units for low and extremely low-income individuals with mental health conditions. • In 2020 the Sun Rose Apartments, an 11-unit construction, received funding from the City for individuals with mental health conditions who have very low incomes and who were homeless, chronically homeless, or at risk of becoming homeless. Nine of the project's units will provide permanent supportive housing. Additionally, one 8-bedroom unit will be a transitional housing unit and it will house very low-income individuals. • Between 2021 – 2022, the City acquired three Homekey projects now known as: Step Up on Fairview, Step Up on Sanborn, and Step Up in Salinas. These three permanent supportive housing projects will create 202 units of permanent supportive housing for very low-income individuals who are homeless, chronically homeless, or at risk of becoming homeless.
H-9. Affordable Housing Development	Continue to seek unique partnerships and regularly meet with other agencies and housing developers to discuss opportunities for providing affordable housing and improving community and neighborhood conditions.	The Community Development Department staff, particularly the Director and Planning Manager, maintain a regional collaboration in support of the creation and preservation of affordable housing. Although the City of Salinas has its own policies and procedures to support the development of affordable housing and carry out housing assistance programs and activities at the local level, having a working group or consortium of regional stakeholders that meets regularly to share ideas and discuss housing strategies facilitates the identification of shared resources and responsibilities. The regional entities, working groups or committees that City staff regularly interacts and coordinates with as it relates to housing and community development initiatives include: • City of Salinas Technical Advisory Committee (TAC) • Health In All Policies (HIAP) of Monterey County • The Housing Pipeline • Continuum of Care of Monterey County (CoC)

		• Monterey Bay Economic Partnerships (MBEP) Housing Working Group and Farmworker Oversight Committee. • Alisal Unified School District (AUSD) - On August 15, 2017, Exclusive Negotiating Rights Agreement (ENRA) with the Alisal Unified School District (AUSD) to develop a Childcare Facility at 1081 Buckhorn Drive for the District's Early Childhood (preschool) and Day Care Programs. • The County of Monterey (On September 27, 2017, Monterey County approved a "Memorandum of Understanding on Homeless Shelter Strategies). • Coalition of Homeless Service Providers' Housing Pipeline/Funding Action Team and Leadership Council • Regional CDBG Coordinators Meetings • Shangri-La Industries and Step Up Meetings (Homekey Projects)
H-9. Affordable Housing Development	Participate in regional/multi-jurisdictional agreements and activities to facilitate housing development in the region.	Multijurisdictional agreements / activities to facilitate housing in the region • Monterey Bay Economic Partnership's (MBEP) Housing Work Group, which was created in 2015 to expand housing in the tri-county region. • MBEP announced a Housing Initiative in February 2016 that includes support to workforce housing development and creation of a Housing Trust Fund to support the development of affordable housing. • Farmworker Housing Study and Action Plan • Bi-monthly meetings with the Community Foundation of Monterey County where leaders from Monterey County, including city managers, key city staff, non-profit institutions and the Community Foundation have met to create solutions to alleviate conditions in Chinatown, including housing and resources. • Community Development staff continues to work with the Alisal Union School District working group regarding the Early Childhood Development Center located at 1081 Buckhorn Drive. Community Development staff accomplish the DDLA and Funding Agreement in August of 2022. The project is expected to be completed by Mid-2025. • In 2019, the City of Salinas continue to be the Administrative Entity for State HCD ESG and CESH on behalf of the Continuum of Care. • Memorandum of Understanding (MOU) between the City and the Monterey County for the development and operation of the year-round navigation center completed in May of 2021 and known as the SHARE Center, which could house up to 100 homeless individuals. Additionally, the City and the County are collaborating in a future permanent housing project at 855 E. Laurel. In 2021, the City and County were jointly collaborating in the crafting of a Request for Qualifications, which was released in 2022. In October of 2022, Eden Housing was selected as the developer for the project. The City and

		Eden will enter into a predevelopment ARPA Grant Amendment in April of 2023. • Alisal MOU was executed on November 2022 between the City and County in relation to the ANRSA with a focus on the following 3 activities: 1) master planning the development of City and County owned property, with a primary focus on affordable housing, 2) establishing a trail network connecting City and County facilities and amenities, and 3) the expansion of health and mental health services in the Alisal. This collaboration is assisting in the implementation of strategies to assist in the housing and community development needs of our City. • Alisal MOU was executed on November 2022 between the City and the County of Monterey in relation to the ANRSA with a focus on the following 3 activities: 1) master planning the development of City and County owned property, with a primary focus on affordable housing, 2) establishing a trail network connecting City and County facilities and amenities, and 3) the expansion of health and mental health services in the Alisal. This collaboration is assisting in the implementation of strategies to assist in the housing and community development needs of our City.
H-9. Affordable Housing Development	Monitor the State Department of Housing and Community Development's Notices of Funding Availability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for the lower income households (especially those with extremely low incomes), farmworkers, persons with disabilities, (including those with developmental disabilities), seniors, elderly, large households, and the homeless.	The City of Salinas Housing and Community Development Division staff are subscribed to the California Department of Housing and Community Development (HCD) mailing list and HCDs Notice of Funding Availability Calendar (PDF) which shows targeted release dates for draft guidelines, NOFAs, and awards. For the fifth Housing Element Cycle covering the planning period of December 31, 2015- December 31, 2023, the following list represents projects and grants where City staff prepared competitive and non-competitive funding applications for the predevelopment, development, acquisition, rehabilitation, and preservation of housing for extremely low, very low, low-, and moderate-income households: • In 2018 , the City applied to HCD for the Emergency Solutions Grant Program (ESG) and was awarded $298,831. • In 2018, the City applied for HCD California Emergency Solutions and Housing (CESH) Program and was awarded $1,027,285. The CESH Program provided funds for a variety of activities to assist persons experiencing or at risk of homelessness. • In 2019, the City applied to HCD for ESG Program Funds and was awarded $280,598. • In 2019 the City applied for CESH program funds and was awarded $562,293.

		• In 2020 the City applied to HCD for ESG Program Funds and was awarded $242,240. • In 2020, the City applied for ESG-CV first round and was awarded $857,100. Later in the year the City applied for a second round of funding and was awarded an additional $3,215,000. • In 2020, the City applied for CESH program and was awarded $562,293. • In 2020, the City applied to HCD for Project Homekey Program funds and was awarded $9,223,536 for the Step Up in Salinas Project. • In 2020, the City applied to HCD for Permanent Local Housing Allocation (PLHA) Program funding and was awarded $1,006,841. • In 2020, the City applied to Homeless Housing, Assistance and Prevention (HHAP) program Funding through the Monterey/San Benito County Continuum of Care (COC / CA-506) and was awarded $772,815. • In 2021, the City received the below totals through the following NOFAs: o The City applied to HCD for the 2021 ESG Program with a projected award of $258,964. o In October 2021, the City secured $1,796,632 in funding from the California Department of Social Services for phase 3 of Project Roomkey. o In October 2021, the City received additional ERAP-Round 2 funds in the amount of $10,000,000 to continue to assist recipients in the City of Salinas with rental and utility assistance. • In December of 2021, the City in collaboration with Shangri La and Step Up submitted two proposals to HCD for funding from Homekey-Round 2 funding. On February 16, 2022, HCD notified the City of a successful award of $29.5 million for Step in Fairview and Step Up in Sanborn projects. • On November 3, 2022, and following the issuance of an expenditure deadline extension to September 30, 2023, HCD advised the City that it was identified as one of few jurisdictions identified to receive an additional $150,000 in CoC ESG-CV funding specific to the provision of rapid rehousing activities and supports. The City submitted a substantial amendment to HCD requesting this funding. • In October 2022, the City applied for the 3rd year of Permanent Local Housing Allocation (PLHA) Program from HCD. It is expected that the city will be awarded $1,722,182.
H-9. Affordable Housing Development	Continue current efforts to streamline and improve efficiencies in planning and permit approval and building inspection service.	In FY 2017-18, the Community Development Department (CDD) developed an action plan to address inconsistencies in the building plan submittal and review process using a Kaizen driven process (a strategy where employees at all

	Continue City staff support to affordable housing developers through the entitlements and development process.	levels of a company work together to achieve regular, incremental improvements to a process). The new 37-task action plan's objectives were to reduce handoffs between departments and divisions, increase communications, eliminate under- and over-processing, develop new standard operating procedures and shift staff from being reactive to proactive. In 2019 staff updated the City Council on the implementation of the Action Plan, completing twenty-three (23) tasks and making substantial progress on thirteen (13) of them. The City's Housing and Community Development Division staff provides technical assistance to prospective developers proposing to provide affordable housing. Housing Division staff performs NEPA reviews in hardcopy and in HUD Environmental Review Online System (HEROS) when there is Federal funding in the project. Reviews include Tribal Historic Preservation Officers (THPO) consultations, State Historic Preservation Officers (SHPO) consultations, and reviews of the Affordable Housing Plans required for those projects seeking approval for affordable housing units which are subject to the Housing Inclusionary Ordinance. 100% Affordable Housing Projects are excepted from the Housing Inclusionary Ordinance.
H-9. Affordable Housing Development	Expand the City's affordable housing inventory by a minimum of 700 units (50 extremely low, 100 very low, 150 low, and 400 moderate income units) by 2023.	The City of Salinas expanded its local affordable housing stock and achieved the production of 1,261 new units between 2015 and 2022. Below is a breakdown of the production per income category: • Extremely low: 202 • Very low: 225 • Low: 98 • Moderate: 10 • Above moderate: 928

H-9. Affordable Housing Development	Coordinate with the City's Public Works Department, MST, and TAMC to better align the development of high-quality transit and future housing.	The City participates in the Association of Monterey Bay Area Governments' (AMBAG) implementation of its 2040 Metropolitan Transportation and Sustainable Communities Strategy aimed at making it possible for infill development to become a reality in high quality transit corridors. The City's Advanced Planning Division has coordinated with the City's Public Works Division, the Transportation Agency for Monterey County (TAMC), Monterey-Salinas Transit (MST), and AMBAG to ensure coordinated planning processes. Projects that have derived form that coordination during the 5th Housing Element Cycle include: • Downtown Complete Streets Project • East Alisal Corridor Plan • Intermodal Transportation Center (ITC) and extension of rail service • Rezoning 6 city owned sites from public/semipublic or commercial retail to mixed use and expand the Downton Core Area Overlay District to include the Intermodal Transportation Center • Updating local place type/land use mapping and distributing jobs/housing projections through their Transportation Analysis Zones (2022). This study is focused on promoting Transit-Oriented Development (TOD) and multimodal improvements in four study areas in the County of Monterey (The report will provide a high-level summary of TOD opportunities and constraints for each of the study areas). • MST led comprehensive Operational Analysis (COA) which was used to develop the Better Bus Network (the analysis made recommendations to change route alignment and bus stops to provide a wider geographic coverage and increase service frequencies on high ridership lines). The analysis resulted in the City installing new bus zones and landings for the new Better Bus Network stops (2022). • The Alisal Streetscape Masterplan request for proposals (2022). • MST implemented free transit service during weekends in Salinas to further increase the usage of public transportation. • Safe Routes to School Program • Regional Development Impact Fee Program and Expenditure Plan (supporting major road projects near Salinas including the Davis Road widening (bike lanes) and capacity improvements on the US 101 corridor • Downtown Parking Program • The development of the platform project to bring Cal Train passenger rail service to Salinas (Joint planning efforts between City of Salinas Current Planning and TAMC).

H-9. Affordable Housing Development	Coordinate with the City's Public Works Department, Transportation Agency of Monterey County (TAMC), and MST to target funding for public, transit, bike, and pedestrian infrastructure investment for the development of high-quality transit corridors in order to leverage new Cap and Trade Affordable Housing funding.	The City of Salinas staff continuously collaborates with transportation professionals like the Transportation Agency of Monterey County (TAMC), Monterey-Salinas Transit (MST) and community stakeholders to achieve sustainable transportation. For the fifth cycle of the Housing Element the following projects leveraged cap and trade funding towards Integrated Housing, Land Use, and Transportation Planning. • In 2016 the City in partnership with the local government Commission and Building Healthy Communities was awarded a $260,782 Caltrans Sustainable Community Transportation Grant (SCTG) which the City allocated towards the East Alisal Corridor Plan. Additionally In 2016 the City continued to partner with The Transportation Agency for Monterey County (TAMC) on the plan to redevelop the area surrounding the existing Amtrak station into an Intermodal Transportation Center and Transit Oriented Development (TOD). • In 2017, the City of Salinas Public Works Department staff developed plans and specifications for the Downtown Complete Streets Project which provides improvements on West Alisal Street from Blanco Road to Front Street. Complete streets refer to the approach to streets design that considers all street users. • In 2018, MST implemented free transit service during weekends in Salinas to further increase the usage of public transportation. • In 2018, the City Council adopted the Regional Development Impact Fee Program (that collects impact fees from development projects to address the traffic impacts on the City's transportation network) and the new Expenditure Plan which includes major road projects near Salinas including the Davis Road widening (bike lanes), widening the US 101 corridor through Salinas, and improvements on the US 101 or SR 68 corridors—roads needed for regional travel. These projects will help address traffic concerns associated with the development of housing projects. • In 2019, Measure X funds in the amount of $168,978 were leveraged to secure $954,502 Caltrans Sustainable Transportation Planning Grant focused on Salinas routes to schools. Under the grant, TAMC partnered with the Monterey County Health Department, Ecology Action, and City to develop the Salinas Safe Routes to School Plan ("Salinas SRTS Plan"). • In 2020, the City has initiated re-zoning of the property and has also submitted proposals for technical assistance to the Affordable Housing and Sustainable Communities (AHSC) grant for potential development. • In February 2020, the City was awarded $310,000 of State SB2 Planning Grant and between 2020 and 2021, the City worked with

		property owners to change the zoning in four underutilized areas of the City to increase its development capacity. • In 2022 TAMC completed Package 1 improvements that include the extension of Lincoln Avenue into the Intermodal Transportation Center (ITC) and parking lot improvements including, circulation, bus stalls, lighting, landscaping, and pedestrian amenities such as bike racks, bus shelters and benches. Improvements are to support the ITC as a transit facility that would serve as a stop for train service to locations outside of the region, as well as regional bus service. The property was transferred to the City in December 2022.
H-9. Affordable Housing Development	Review Zoning Code and revise as necessary to promote alternative housing solutions (e.g., transit-oriented development, SRO, small houses, co-housing/co-living, etc.).	The City of Salinas has adopted comprehensive rezoning and land use strategies as necessary to allow for a variety of housing types including multifamily rental housing, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing projects. Starting in 2016 the City of Salinas amended provisions of Chapter 37 of the Salinas Municipal Code allowing for an increase of the maximum size of a single room occupancy from 350 to 500 square-feet, as per state regulation Section 10325(g) (A) through (L). Single-room occupancy units diversify affordable housing stock and can serve as an entry point into the housing market for people who previously experienced homelessness. As it relates to the streamlining of ADUs, Senate Bill 1069 went into effect in 2017. It recognizes ADUs as a crucial part of California's housing supply and permits their development on single-family or multifamily residential zones with ministerial approval. To reflect the changes in the State's accessory dwelling unit laws, the city modified its Zoning Code (ZCA 2016-1) with City Council approving the ordinance on December 13, 2016. In addition, in March of 2019, the City Council voted unanimously to adopt an ordinance to exempt Accessory Dwelling Units (ADUs) from development impact fees for a five-year period. Using a LEAP grant, the City finalized and made available for use a set of pre-approved detached ADU plans in July of 2022 to encourage ADU construction and streamline the development process. These pre-approved ADU plans were

		updated in early 2023 to reflect the last updates to the building and energy codes. As it relates to vacant and underutilized sites the City of Salinas has been proactive in repurposing it for housing. Recognizing that the adaptive reuse of structure can both revitalize the City's downtown core and downtown neighborhood are while addressing the regions housing shortage in 2018, the City established an Adaptive Reuse Ordinance that would allow for the change of use of underutilized buildings into housing. Since the adaptive reuse ordinance was implemented, a mixed-use project with 19 units on 300 Main St. and a project with 49 units on 301 Main St. were both completed. In addition, in 2019 the City authorized a site plan for the adaptive reuse conversion of 123 W. Alisal St. into 40 apartments and some commercial space on the ground floor. In 2020, the City was awarded $310,000 of State SB2 Planning Grant to change the zoning in underutilized areas of the City to increase its development capacity. The City employed the funding to change the land use and zoning designation of six (6) sites in the Salinas Central City (CC) Overlay District from Public/Semipublic (PS)/Commercial Retail (CR) to Mixed Use (MX) and to expand the Downtown Core Area (DC) Overlay to include the Intermodal Transportation Center (ITC) site. Selected sites include four (4) downtown City-owned parking lots, the City's Permit Center, and adjacent parking garage (Permit Center and Parking Garage site), and portions of the City's Intermodal Transportation Center (ITC). The proposed Amendments would affect 10.4 acres and could facilitate the development of up to approximately 500 housing units. In addition, on November 16, 2021, the City approved a Professional Service Agreement with Precision Civil Engineering, Inc (Precision) to prepare Amendments and associated environmental documents for opportunity sites including Alisal Marketplace, Large Shopping Centers and Edge of Downtown/ Soledad and John Street. Precision is currently working on preparing the technical and environmental documents for Amendments for the opportunity sites listed below. Proposed Amendments will change designated land use and zoning to the "Mixed Use" from their current base districts. As it relates to the City's General Plan Update (Visión Salinas 2040) in its new Land Use Element the City is shifting away from strict use-based classifications to Place Types. These Place Types will encourage more housing opportunities and a variety of units. Even the lowest density Place Type (Traditional Neighborhood) would encourage different kinds of single- and small-scale multi-family units (detached homes, small-lot homes, ADUs, duplexes, and bungalow courts).

		As it relates to employee housing, in 2019 several zoning code amendments were approved by the City allowing for the temporary use of hotels and motels for workforce and interim housing with a Temporary Use of Land Permit (TULP), employee housing for up to 14 employees in low and medium density residential zones with an approved Conditional Use Permit (ZCA 2019-002) and residential uses to be located in the Public/Semipublic (PS) District with a Conditional Use Permit (CUP) (ZCA 2019-003).
Policy Action H.10: Rental Assistance	Refer people seeking information about the Housing Choice Voucher program to HACM.	The Housing and Community Development Staff continue to refer individuals seeking information about the Housing Choice Voucher to the Housing Authority of Monterey County (HACM). The waiting list for the Housing Choice Voucher program is currently. When the waiting list opens again, the Housing Authority will announce that in the local newspapers.
H.10. Rental Assistance	Collaborate with HACM to promote program to property owners to increase participation of rental properties in the program and expand locational choices for voucher recipients.	To increase rental opportunities for voucher recipients, the City works with the HACM to inform landlords on the benefits of the voucher program, making the program more attractive and feasible. The City has used engagement tools such as landlord workshops and flyer distribution. Furthermore, the City recently changed its Inclusionary Housing Ordinance, which now allows developers to pay a rental impact fee and make 12% of the units available to the Section 8 Voucher Program.
H.10. Rental Assistance	Support HACM's petition to HUD for increased Section 8 funding as requested.	The City has worked with HACM to increase the number of project-based Section 8 Vouchers. In 2017, HACM increased its project-based vouchers from 42 to 53 through the Moon Gate Plaza Project. In 2020 HACM increased their project-based Section 8 Vouchers by 160 units through the Parkside Manor Phase 1 and Phase 2 Projects. That same year, the Step Up in Salinas Project secured 85 Project Based Vouchers (PBVs) (formerly known as the Good Nite Inn). HUD is currently reviewing this project before approving the disbursement of the 85 PBVs for the next 25 years.
H.10. Rental Assistance	Work with stakeholders to consider adoption of a City ordinance that prohibits housing discrimination based on a tenant's source of income, specifically Housing Choice Vouchers (Section 8). Continue to support the Housing Authority of Monterey County's efforts to educate landlords about the Section 8 program.	Since 2017, the City has contracted with Eden Council for Hope and Opportunity (ECHO) to provide fair housing education and counseling services, as well as tenant landlord services, to ensure that all residents of the City have equitable access to housing. Additionally, the City has contracted with Legal Services for Seniors who support and educate landlords regarding the Housing Choice Voucher Program. To further this effort, the City participated in a regional effort between the County of Monterey - Urban County, the City of Monterey, the City of Seaside, and the County and HACM to study fair housing impediments through the 2020-2025 Assessment of Fair Housing process required by the US Department of Urban Development (HUD).The City is developing a more robust fair housing program to continue supporting the HACM's efforts to educate landlords on the benefits of the housing voucher program as well as well to engage possible section 8 recipients, primarily

		through strategies such as the Technical Advisory Committee (TAC). The City of Salinas Outreach & Response Team (SORT), and a five-year Limited-Term Community Development Analyst. The role of this new staff person is to act as a liaison between residents and landlords, and service providers.
Policy Action H-11: Homebuyer Resources	Refer information about the CalFHA homebuyer assistance programs as requested.	On a case-by-case basis, City staff continued to refer Salinas residents to CalFHA's first time homebuyer's programs like First Mortgage Programs and Down Payment Assistance Programs. The City also assists homebuyers through the Inclusionary Housing and Density Bonus programs.
H-11. Homebuyer Resources	Promote CalFHA programs to local loan officers to increase participation in these programs.	The City continuous to reach out to local realtors and loan officers in order to familiarize them with the loan programs offered by CalHFA, as well as their various requirements, options, and benefits. In 2017-2019 the city worked with Century Communities and KB Homes (Developers) with regard to Tierra at Monte Bella (Phase 5A and 5B) an 85-unit subdivision in which the Developer provided seventeen (17) low-income inclusionary ownership units, some of which inclusionary applicants obtained CalHFA financing to help cover their down payment and/or closing costs.
H-11. Homebuyer Resources	Work with the Housing Resource Center or other agencies in annual monitoring to ensure the homebuyer education program(s) meet CalFHA requirements.	City staff continued to refer homebuyers to the Housing Resource Centers and California Housing Finance Agency's (Cal HFA) on-line homebuyer education programs. For the Tierra at Monte Bella development, the City worked with the Housing Resource Center to offer homebuyer education for all 17 households that got a chance to own an inclusionary ownership unit.
H-11. Homebuyer Resources	Continue to support first-time homebuyer education and foreclosure prevention services.	For eviction and foreclosure prevention counseling and services, the City has referred residents to the California Rural Legal Assistance (CRLA) and Legal Services for Seniors. Additionally, the City contracts with ECHO Housing, a HUD-approved Housing Counseling Agency to provide rental assistance programs, first time homebuyers counseling, homebuyer education as well as informational resources related to loss mitigation.

Policy Action H-12: Housing for Persons with Disabilities	Complete the ADA Transition Plan in 2020 and annually identify funding for public improvements through Capital Improvement Planning.	The City of Salinas is committed to ensuring access to City Programs, activities, and services for all regardless of their abilities. With this objective in mind, City staff worked with the ADA advisory committee and outside experts (Sally Swanson Architects) to develop an ADA Transition Plan as required and prescribed by the ADA Act to prioritize future efforts to ensure adequate access exists in the city. The ADA Advisory Committee worked diligently to identify the eight highest priority city parks and seven highest priority City buildings for ADA retrofits. On July 22, 2021, the City made the final draft of the ADA Transition Plan available to the public for a 30-day public review period. On August 23, 2021, the City did not receive any public comments on the final draft ADA Transition Plan. The City Council adopted a resolution accepting the ADA Transition Plan on September 21, 2021. Also, the City has given priority to public improvements like bicycle and pedestrian infrastructure through capital improvements plans (CIP), the tool used by local governments to outline their capital expenditures and assign with funding.
H-12. Housing for Persons with Disabilities	Establish a formal reasonable accommodation procedure by the end of 2015, whereby certain requests could be reviewed and approved administratively without a variance or a public hearing.	The City Council adopted the Reasonable Accommodation Ordinance on September 01, 2015. This ordinance added Section 17.21 to the Municipal Code. The addition to the Municipal Code provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures. Additionally, a request for reasonable accommodation may be made by any person with a disability, their representative, or any entity (such as a developer or provider of housing for individuals with disabilities), when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. The request may be made in a form provided by the City.
H-12. Housing for Persons with Disabilities	Through the annual planning process of the CDBG, HOME, and ESG funds, evaluate and allocate funding for supportive services and housing for persons with disabilities.	Through the Annual Action Plan process and guided by local strategic planning documents the City evaluates the CDBG, HOME, and ESG program funds projected allocation and assesses their affordable housing and community development needs and market conditions in order to make data-driven, place-based investment decisions. After that, funding allocations are prioritized and reserved for projects and activities according to how well they align with the City's key strategic objectives. The City Council then determines and consents to the final allocation of funds for the Annual Action Plan. Additionally, the City streamlines state and local funding resources through an annual City NOFA where it evaluates proposals for affordable housing, acquisition, rehabilitation, and supportive services.

		The City has consistently allocated funding to community organizations or Community Housing Development Organization (CHDO) that offer supportive services or produce housing for people with disabilities through projects like: • Bay Area Community Services • The Salinas Street Outreach Program • Housing Accessibility Assistance (HAA) Grants for low-income homeowners with approved disabilities within city limits • Central Coast Center for Independent Living's Housing Access Project • Interim Inc.'s McHOME Program • Alliance on Aging (Local) • Meals on Wheels • Legal Services for Seniors • The City provided FY 2019-20 CDBG Funding to Interim Inc. for the rehabilitation of the Catalyst Apartments Project and for the development of Sun Rose Apartments Project, a new 11-unit project for adults with mental illnesses. • In 2021, the City also awarded the Parkside Manor - Phase I, an 80-unit senior housing project, HOME and PLHA funding along with a Fee Deferral for the development impact fees. • In 2021, Bay Area Community Services received FY 2021-22 HUD ESG funding in the amount of $80,684 for the operations and rapid re-housing activities at the SHARE Center. Additionally, it earned $86,521 from HUD and ESG for efforts including rapid re-housing in FY 2022–23.
Policy Action H-13: Housing for Local Workforce	Annually, outreach to large employers to discuss the housing needs of their employees and participate in a regional partnership for agricultural employers to contribute to farmworker housing.	The City, and its partners, hosted a regional forum to address the housing needs of the agricultural workforce. The City also co-sponsored the regional Farmworker Housing Oversight Committee in collaboration with the Monterey Bay Economic Partnership (MBEP) to convene quarterly with jurisdictions, industry stakeholders, community groups, and nonprofit developers from across the Pajaro Valley region to advance employee-housing initiatives. Additionally, the City developed a property owner working group to inform and support a code amendment that allows for the temporary conversion of hotels and motels for employees, including agricultural workers (H2-A workers). Lastly, the City finalized a Farmworker Housing Study and Action Plan in June 2018, and quarterly meetings have been happening since then to support the implementation efforts with support from the agricultural industry representatives.

H-13. Housing for Local Workforce	Assist in identifying potential funding sources for employee housing.	The Farmworker Housing Oversight Committee (FHOC) actively track federal, state, and local notices of funding availability. A Farmworker Housing Finance subcommittee was developed in 2020 to pursue funding opportunities, and address barriers. In 2021, the City was awarded PLHA funds in the amount of $1.5 million to finance the production of multi-family affordable housing for households at 60% AMI. The City and FHOC are actively engaging non-profit developers to pursue funding under the Joe Serna Jr. Program (California's mainstay program for financing the new construction, rehabilitation, and acquisition of year-round rental and owner-occupied housing for qualified agricultural workers and, to a lesser extent, housing for migrant, seasonal workers, with a priority for lower-income households).
H-13. Housing for Local Workforce	Periodically review City codes and regulations to promote alternative housing types that may be appropriate for accommodating seasonal farmworkers and laborers, including motel conversions to SRO housing.	Zoning Code Amendment 2022-001 (ZCA 2022-001) amended the Salinas Zoning Code in 2022 to allow hotels/motels in certain zoning districts to operate as extended stay uses with occupancy up to ten (10) months in a year through a Conditional Use Permit (CUP). The City has approved 5 CUP's consequent to this amendment and there many other motels/hotels in the process of getting their CUPs approved.
H-13. Housing for Local Workforce	As funding permits, assist in gap-financing of employee housing that benefits lower income households.	In 2017 the City Council approved a resolution that allocated $500,000 over three years towards The Monterey Bay Housing Trust Fund (MBHT) a revolving loan fund sponsored by the Monterey Bay Economic Partnership (MBEP) and Housing Trust Silicon Valley. The goal of this fund is to increase the supply of affordable housing for low-income households while it can also be used for employee housing. MBHT loans can finance acquisition, pre-development, or construction of affordable housing in the Monterey Bay Region, inclusive of Santa Cruz, San Benito, and Monterey counties. Later, in 2020, and wanting to have more local control and provide long term financing for affordable housing projects, the City pursued and received Permanent Local Housing Allocation (PLHA) funding and designated a percentage of the funds toward the establishment of a local housing trust fund that will enable the City to provide construction loans and/or permanent financing loans for payment of predevelopment costs, acquisition, construction, or rehabilitation associated with affordable rental housing projects. Additionally, the city allocated a separate sum from the PLHA funds for gap financing that can help support projects for multifamily and employee housing. Additionally, the City also continues to seek partnerships with affordable housing developers focused on providing affordable housing for our agricultural workforce, especially through the Joe Serna Jr. Farmworker Housing Grant.

H-13. Housing for Local Workforce	Review the Zoning Code to explore potential update to standards for employee (i.e., farmworker) housing.	The City of Salinas reviewed its Zoning Code from 2018–219 to investigate potential updates to better regulate the City's land use in response to employers using single family homes in residential neighborhoods as well as motels for workforce housing, which had the unsustainable effect of displacing long-term residents. In 2019 the City updated its zoning code to allow for the temporary use of hotels and motels for employee housing with a Temporary Use of Land Permit (TULP) employee housing of up to 14 employees with an approved Conditional Use Permit in some residential zones. In 2021, the Zoning Code was revised again to allow hotels/motels in certain zoning districts to obtain a Conditional Use Permit (CUP) to fully operate as an Extended Stay with occupancy up to 10 months in a year. Allowing the use of hotels and motels as extended stay units provides additional short-term housing opportunities.
H-13. Housing for Local Workforce	Continue to consult with affordable housing developers to identify any additional sites, which may be considered appropriate for affordable housing development.	The City has continued to consult with affordable housing developers to identify new sites for potential new affordable housing projects. Below are relevant updates for this objective: • The City owns seven parcels of land along Division Street that are designated as Surplus Land. • The City also owns 17 parcels of land on or near Lincoln Avenue in Downtown Salinas that are designated as Surplus Land. In 2021, the City received ten responses from different entities and is in the process of negotiating the sale/transfer/ lease of these properties. • Through the Farmworker Housing Study and Action Plan Committee, the City finalized a map that identifies potential parcels within city limits for permanent employee housing projects. • The City and County updated a Memorandum of Understanding establishing a collaborative process for identifying an affordable housing developer to build a very-low and low-income multi-family rental housing project and associated amenities on County-owned property at 855 E. Laurel Drive. City staff drafted a RFQ seeking a developer that will be released early 2022. In October 2022, the City and County selected Eden Housing as the preferred developer. Project is currently under development with a projected completion of 2025 for the 1st phase of the project. The project will be composed of two phases. • Using SB2 grant funding, the City entered into a professional service agreement with a planning and environmental consultant to prepare the required zoning amendment and environmental documents to rezone 1 Preston Street from medium density residential to high

		density residential. The City has had conversations with a developer proposing to construct permanent supportive housing at this site.
H-13. Housing for Local Workforce	Contribute a share of funding to participate in and conduct a special countywide study that requires a scientific community survey and/or a survey of agricultural employers in the County to further define housing needs of farm labor workforce, financing constraints and opportunities, and best practices by the end of 2016. Based on the outcomes of the study, develop appropriate programs/strategies to address the housing needs of farmworkers.	The Farmworker Housing Study and Action Plan for the Salinas Valley and Pajaro Valley was finalized in June of 2018. The Oversight Committee for the Farmworker Housing Action Plan has meet quarterly since the plan was finalized to plan and discuss affordable employee housing developments and guide regional collaboration. The AmeriCorps Housing VISTA Volunteer, City staff, MBEP staff, County staff among other regional partners attend the quarterly meetings to participate in the implementation efforts of this plan.
Policy Action H-14: Continuum of Care for the Homeless	Continue support for inclement warming shelter during the winter months in FY 2015-16 and subsequent years if funding permits.	An MOU with the County allowed for operations of a Winter Warming Shelter in Salinas. The warming shelter was closed when the City and County collaborated to open a permanent navigation center known as the SHARE Center that serves up to 100 residents experiencing homelessness. Bay Area Community Services (BACS) has been operating the SHARE Center since May of 2021 with joint funding from the City and County. The Chinatown Navigation Center (CNC) and Sprung Shelter was also put in operations during the Covid-19 Pandemic and can house up to 66 residents experiencing homelessness.
H-14. Continuum of Care for the Homeless	Complete the renovation of 10 Soledad into a homeless sanitation facility by 2017.	The proposal for the homeless sanitation facility was moved from 10 Soledad St. to a property on E. Lake Street. The facility was operated under the name of Chinatown Health Services Center (115-119 E. Lake St.) and provided services like restrooms and showers thanks to Measure G funds. Upon further reconsideration, the building on 10 &12 Soledad Street was demolished due to its hazardous conditions. This parcel is currently utilized by City employees and clients as parking for the nearby Chinatown Navigation Center and the City office within the Moon Gate Plaza development.
H-14. Continuum of Care for the Homeless	Support rehabilitation of 113-115 East Lake Street for the CSUMB Learning Center and health center.	The rehabilitation of the Chinatown Health Services located at 115-119 E Lake Street was completed and operated by Franciscan Workers of Junipero Serra. After the operator closed in July 2019, the facility was rehabilitated and re-opened in December 2020 as the Chinatown Navigation Center and is currently operated by Community Homeless Solutions (CHS). The building upgrades consisted of an ADA shower, three (3) standard showers, men and women restrooms, and flooring improvements. The CNC is open 24/7 and with a Sprung Structure next to the original and existing building, it has 51-bed capacity and five trailers with a capacity of 15 beds for a maximum capacity of

		66 residents at the site. Hygiene services (restrooms and showers are also available). Electrical upgrade and sewer connection to the existing infrastructure will begin in 2023 to install a six-station portable shower trailer unit.
H-14. Continuum of Care for the Homeless	Through the annual planning process of the CDBG, HOME, and ESG funds, evaluate and allocate funding for services and facilities for the homeless and at-risk homeless to implement the Continuum of Care.	The City annually awards entitlement (CDBG, HOME, and ESG) funds to non-profit partners who work directly with homeless and at-risk individuals and households. Funding for services was awarded to the following projects and organizations: • CDBG funds for improvements to the City's Chinatown Navigation Center. • ESG funds for street outreach, homeless prevention, rapid re-housing, HMIS, shelter operations, employment opportunities, and permanent supportive housing. • Emergency Rental Assistance Program Funds (ERAP) funds for rental and utility assistance • CDBG funds to the Methodist Church Neighborhood Services Program to renovate the kitchen and laundry room serving 150 homeless individuals daily • CDBG funds to the Franciscan Workers of Junipero Serra's Dorothy's Place Hospitality Center emergency shelter facility in the Salinas' Chinatown neighborhood. • ESG funds to the Downtown Streets Team for employment and cleanup efforts in Chinatown and Downtown. • Central Coast Center for Independent Living (CCCIL) • Housing Resource Center (HRC) • Interim Inc. • Community Homeless Solutions
H-14. Continuum of Care for the Homeless	Continue participation in CHSP and expand regional collaboration, especially Monterey County, to explore the feasibility of Social Investment bonds and joint development/funding of facilities and services.	The City accepted the regional responsibility of administering State, non-entitlement, Emergency Services Grants (ESG) funds for San Benito and Monterey Counties in the amount of $600,878. ESG funding allowed the City to implement a variety of instrumental programs like street outreach, emergency shelter, and rapid re-housing to expand affordable housing, homelessness prevention services, and establish partnerships with public service organizations to address the needs of low-income, elderly, and special needs communities. On September 26, 2017, a Memorandum of Understanding between the City of Salinas, Monterey County, and the Continuum of Care (CoC) was executed

		to implement Homeless Shelter Strategies. This partnership resulted in shared cost of a warming shelter and the development of a permanent year-round shelter known as the SHARE Center located at 845 E. Laurel Drive. The SHARE Center facility was completed in May 2021 and is currently being operated by Bay Area Community Services (BACS). The City continues to collaborate with CHSP and CoC in a variety of projects for housing facilities and services. In 2022, the City partnered with the Coalition of Homeless Service Providers for the Encampment Resolution Funds and was awarded $4.1 million to provide street outreach, case management, housing navigation, rapid rehousing, and interim/permanent housing options to a priority encampment on the Gabilan Creek waterway in Salinas.
H-14. Continuum of Care for the Homeless	Continue to collaborate with CHAT to implement a comprehensive strategy for addressing the homeless issues in the Chinatown area.	Collaboration with the Chinatown Homeless Action Team (CHAT) includes representatives of the Coalition of Homeless Service Providers, Interim Inc., California State University Monterey Bay (CSUMB), Sun Street Centers, Mid-Peninsula Housing coalition, Housing Resource Center of Monterey County, and the Franciscan Workers of Junipero Serra (FWJS). CHAT is a subcommittee of the Salinas Downtown Board Meeting (SDBM), and monthly board meetings are conducted on the first Wednesday of each month. The Chinatown Revitalization Plan was finalized in December 2019 and implementation came to a halt as the City pivoted to provide emergency response services due to the Covid-19 pandemic.
H-14. Continuum of Care for the Homeless	Beginning in FY 2015-16, allocate funding for Homelessness Response Program and Outreach Coordinator to coordinate multi-agency response to encampments and facilitate access to services by unhoused persons and families, and to further support the City/County/Coalition partnership to develop joint facilities and co-located services.	Multi-agency collaboration successfully funded and implemented joint facilities and co-located services to unhoused individuals and families. The City partnered with the County of Monterey, the Coalition of Homeless Services Providers, the Salinas Chinatown Community Board (SDCB), and other service providers to develop and operate joint facilities like the Salinas Homekey Projects, SHARE Center, and the Chinatown Navigation Center. A Homeless Outreach Coordinator position was funded to assist with coordination for facilities and social services among service providers. A Salinas Outreach Response Team (SORT) was funded with a team of 4 full time positions and 2 peer outreach workers with lived experiences. The CSUMB Community Health Engagement agency provides street outreach services through their Homeless Engagement and Response Team (HEART) Program. HEART and SORT lead street outreach efforts to unhoused individuals and families. Both teams connect those in need to resources like food provisions, sanitation supplies, hygiene products, resource referrals as needed, and access to emergency shelter.
Policy Action H-15: Fair Housing	Provide fair housing resources information on City website, at public counters, and through public service agencies.	Fair housing resource information is available at local libraries, City's website, permit center counters, social media and through public service agencies. Special events like community meetings, pop-ups, and resource fairs are also

		effective opportunities for dispersing outreach material on fair housing resources. All material is made available in English and Spanish in accordance with the City's Citizen Participation Plan. Eden Council for Hope and Opportunity (ECHO) and the Watsonville Law Center (WLC) are examples of public service agencies who offer resource information on fair housing services.
H-15. Fair Housing	Through the annual planning process of the CDBG funds, evaluate and allocate funding for fair housing services as a continued priority.	Funding for fair housing services is a priority and funding is allocated through the annual planning process of HUD entitlement funds. The City continues to fund fair housing service providers like the Project Sentinel, ECHO, and Legal Services for Seniors. A regional multi-jurisdictional collaboration was funded to update the Assessment of Fair Housing (AFH) and assess regional fair housing issues. A five-year Limited-Term Community Development Analyst was approved in order to expand services and resources to tenants and landlords. The City advanced the implementing of a Rental Registration Program, and it was approved by City Council in April of 2023. The Rental Registration Program will become effective on July 1, 2023.
H-15. Fair Housing	Coordinate with Salinas community-based non-profits to ensure City outreach materials and programs reach linguistically isolated populations.	City staff regularly coordinate with subrecipients, non-profits and other anti-poverty agencies to ensure outreach material is made available to linguistically isolated individuals. Bilingual services are available for all community meetings, public hearings. Outreach material is offered in Spanish as outlined in the City's Citizen Participation Plan. The City successfully partnered with Mujeres en Acción to reach Indigenous communities (Mixteco, Zapoteco, and Triqui) for the Emergency Rental Assistance Program (ERAP) Program. As a best practice, printed and social media content is translated in English and Spanish in order to reach a wider population.
H-15. Fair Housing	Continue coordination and support of local Fair Housing Service providers, school districts and collaborative partners to expand fair housing education of tenants and landlords.	Fair housing counseling, education, and landlord-tenant services are available through a partnership with ECHO, a nonprofit organization effective July 1, 2017. The City executed an MOU with HACM, County of Monterey, City of Monterey, and City of Seaside to collaborate on an Assessment of Fair Housing (AFH) and an Analysis of Impediments to Fair Housing Choice (AI) for the 2019-2024 Con Plan. A Community Development Analyst position was also funded to expand fair housing services to city residents and to support tenants and landlords through housing processes and resource referrals. The Emergency Rental Assistance Program (ERAP) completed intakes for applicants to assess housing needs and refer them to local agencies for additional fair housing services. Service referrals included the Housing Resource Center, Watsonville Law Center, ECHO, and CRLA. A new Rental Registration Program was approved in April 2023 by City Council and will become effective July 1, 2023. This program will promote and educate tenants/landlords on Fair Housing laws and best practices. As part of 2024-32

		Housing Element Cycle, the City is working to develop the AFFH to affirmatively further fair housing in connection with the City's HUD Consolidated Plan and Annual Action Plan.

Please Start Here, Instructions in Cell A2, Table in A3:B17	Form Fields
Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.	
General Information	
Jurisidiction Name	SALINAS
Housing Element Cycle	6th
Contact Information	
First Name	Jonathan
Last Name	Moore
Title	Senior Planner
Email	jonathanm@ci.salinas.ca.us
Phone	8317754247
Mailing Address	
Street Address	65 W Alisal Street, Ste 201
City	Salinas
Zip Code	93901
Website	
	https://www.cityofsalinas.org

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

For Napa County jurisdictions, please format the APNs as follows: 999-999-999-999

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
SALINAS	1486 Constitution Boulevard	93905	153-621-013-000		Retail	Commercial Retail (CR)	15	24	2.7	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	44	50	Replacing an existing gym and adding constructing multi-family units. Six un	Project fully approved and under construction. Anticipated completion in 2024 or 2025.	
SALINAS	1108 Parkside Street	93906	003-773-060-000		Residential High Density	R-H-2.1	15	20	2.6	Residential	YES - Current	YES - County-Owned	Pending Project	Not Used in Prior Housing Element	79	0	1	80	Would replacing 40 existing affordable units with 79 new affordable units ar	All units are entitled and Phase I has been constructed. Phase 2 could move forward when MCH is able to secure funding. Anticipated completion 2027-2028.	
SALINAS	545 Work Street	93901	003-011-048-000		Retail	Commercial Retail (CR)	15	24	2.6	Hotel/motel	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	99	0	2	101	Homekey project converting hotel to permanent housing for homeless.	Project is entitled pending approval of change of ownership of majority of property, with the city retaining a small portion in a FEMA floodway that may eventually be transfered to the Water Resources Agency of Monterey County. This matter is expected to be resolved by early-mid 2024 and construction could be complete by the end of 2025.	
SALINAS	1030 Fairview Avenue	93905	003-474-002-000		Retail	Commercial Thoroughfare	15	24	0.8	Hotel/motel	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	42	0	1	43	Another Homekey project converting hotel to permanent housing for homele	Project is under construction and could receive certificate of occupancy by December 2023 or early 2024.	
SALINAS	11 Hill Circle	93905	004-601-066-000		Residential Low Density	R-L-5.5	6	8	7.5	Vacant	YES - Potential	YES - City-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant	6	0	31	37	Single-family small-lot PUD. Six affordable units from Inclusionary	City PUD approved. Developer is working through subdivision map approval with state Department of Fish and Wildlife. Pending successful approval in 2024 construction anticipated to complete by 2027 or 2028.	
SALINAS	NEC John/Abbott Mixed Use PUD	93901	002-481-029-000	A	Office	Commercial Office (CO)	15	20	4.6	Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	10	0	75	85	A - Mixed use PUD with 242 total units. 29 units must be for Section 8.	Developer is preparing PUD and application for submittal. This project includes consolidating 14 existing parcels to 10 parcels and a new road dedication. All proposed phases are intended to be complete by 2031.	
SALINAS	NEC John/Abbott Mixed Use PUD	93901	002-481-028-000	A	Office	Commercial Office (CO)	15	20	2.5	Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	44	50	A - Mixed use PUD with 242 total units. 29 units must be for Section 8.		
SALINAS	NEC John/Abbott Mixed Use PUD	93901	002-481-027-000	A	Office	Commercial Office (CO)	15	20	2.3	Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	A - Mixed use PUD with 242 total units. 29 units must be for Section 8.		
SALINAS	NEC John/Abbott Mixed Use PUD	93901	002-481-026-000	A	Office	Commercial Office (CO)	15	20	1.7	Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	A - Mixed use PUD with 242 total units. 29 units must be for Section 8.		
SALINAS	NEC John/Abbott Mixed Use PUD	93901	002-481-030-000	A	Office	Commercial Office (CO)	15	20	2.1	Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	A - Mixed use PUD with 242 total units. 29 units must be for Section 8.		
SALINAS	NEC John/Abbott Mixed Use PUD	93901	002-481-027-000	A	Office	Commercial Office (CO)	15	20	2.3	Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	10	0	70	80	A - Mixed use PUD with 242 total units. 29 units must be for Section 8.		
SALINAS	NEC John/Abbott Mixed Use PUD	93901	002-481-034-000	A	Office	Commercial Office (CO)	15	20	1.3	Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	A - Mixed use PUD with 242 total units. 29 units must be for Section 8.		
SALINAS	NEC John/Abbott Mixed Use PUD	93901	002-481-025-000	A	Office	Commercial Office (CO)	15	20	2.1	Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	24	27	A - Mixed use PUD with 242 total units. 29 units must be for Section 8.		
SALINAS	NEC John/Abbott Mixed Use PUD	93901	002-481-031-000	A	Office	Commercial Office (CO)	15	20	1.3	Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	A - Mixed use PUD with 242 total units. 29 units must be for Section 8.		
SALINAS	NEC John/Abbott Mixed Use PUD	93901	002-481-032-000	A	Office	Commercial Office (CO)	15	20	1.1	Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	A - Mixed use PUD with 242 total units. 29 units must be for Section 8.		
SALINAS	NEC John/Abbott Mixed Use PUD	93901	002-371-044-000	A	Office	Commercial Office (CO)	15	20	0.1	Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	A - Mixed use PUD with 242 total units. 29 units must be for Section 8.		
SALINAS	NEC John/Abbott Mixed Use PUD	93901	002-371-039-000	A	Office	Commercial Office (CO)	15	20	0.2	Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	A - Mixed use PUD with 242 total units. 29 units must be for Section 8.		
SALINAS	NEC John/Abbott Mixed Use PUD	93901	002-481-035-000	A	Office	Commercial Office (CO)	15	20	0.8	Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	A - Mixed use PUD with 242 total units. 29 units must be for Section 8.		
SALINAS	NEC John/Abbott Mixed Use PUD	93901	002-481-033-000	A	Office	Commercial Office (CO)	15	20	0.3	Industrial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	A - Mixed use PUD with 242 total units. 29 units must be for Section 8.		
SALINAS	467 E. Market Street	93905	004-011-029-000	B	Arterial Frontage	Mixed Arterial Frontage (N	15	24	1.1	Commercial	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	37	0	1	38	B - Affordable housing project with 1 manager unit	Currently in site-plan review. Assuming permitting can be completed in 2024 project could be constructed by 2026.	
SALINAS	469 E Market Street	93905	004-011-031-000	B	Arterial Frontage	Mixed Arterial Frontage (N	15	24	1.3	Vacant	YES - Potential	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	37	0	0	37	B - Affordable housing project with 1 manager unit		
SALINAS	122 Lincoln Avenue	93901	002-245-008-000	C	Mixed Use	Mixed Use (MX)	15	80	0.2	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	12	0	0	12	Large surface parking lot owned by City, sunbsuted. Could RFP for affordabl	Proximity to ITC would allow up to 80 units/acre. Calculating conservative capacity at 70%.	
SALINAS	128 Lincoln Avenue	93901	002-245-007-000	C	Mixed Use	Mixed Use (MX)	15	80	0.2	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	12	0	0	12		Proximity to ITC would allow up to 80 units/acre. Calculating conservative capacity at 70%.	
SALINAS	120 Lincoln Avenue	93901	002-245-006-000	C	Mixed Use	Mixed Use (MX)	15	80	0.2	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	12	0	0	12		Proximity to ITC would allow up to 80 units/acre. Calculating conservative capacity at 70%.	
SALINAS	118 Lincoln Avenue	93901	002-245-005-000	C	Mixed Use	Mixed Use (MX)	15	80	0.1	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	6	0	0	6		Proximity to ITC would allow up to 80 units/acre. Calculating conservative capacity at 70%.	
SALINAS	112 Lincoln Avenue	93901	002-245-004-000	C	Mixed Use	Mixed Use (MX)	15	80	0.1	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	6	0	0	6		Proximity to ITC would allow up to 80 units/acre. Calculating conservative capacity at 70%.	
SALINAS	108 Lincoln Avenue	93901	002-245-003-000	C	Mixed Use	Mixed Use (MX)	15	80	0.1	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	6	0	0	6		Proximity to ITC would allow up to 80 units/acre. Calculating conservative capacity at 70%.	
SALINAS	88 Kip Drive	93906	261-661-011-000		Public/Semipublic	Public/Semi-Public (PS)	8	15	2.3	Educational/Institution	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	39	0	0	39	Senior housing project on vacant land owned by a church on the same site.	Doing a General Plan Amendment and Rezone to R-H-1.8, which should go to Council in January 2024. Assuming all permitting can be completed in 2024, project could be constructed by 2026.	
SALINAS	1182 E Alisal Street	93905	003-901-022-000		Residential High Density	R-H-1.8	15	20	1.6	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	34	0	0	34	Vineyard Church is interested in building affordable housing on the vacant lot adjacent to their church building. They have partnered with an affordable housing developer and are developing site plans.	Church owners and development team has met with staff with preliminary plans. They are currently developing site plans and applications. Assuming permitting in 2024-2025, project could be constructed by 2027-2028.	
SALINAS	740 E Romie Lane	93901	002-721-033-000		Office	Commercial Office (CO)	15	20	0.6	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	6	0	6	Vacant undeveloped parcel.	Applying additional 25% discount rate to all CO, CO/R, and PS sites. See Section 5.1.4.A	
SALINAS	121 E Gabilan Street	93901	002-192-019-000	D	Residential High Density	R-H-1.8	15	24	0.6	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	0	12	Vacant undeveloped parcel.		
SALINAS	16 N Wood Street	93905	004-042-026-000		Retail	Commercial Retail (CR)	15	24	0.4	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4	0	4	Vacant undeveloped parcel.	Applying additional 50% discount rate to all CR sites, see Section 5.1.4.A	
SALINAS	303 Martella Street	93901	003-151-036-000		Residential Medium Density	R-M-3.6	8	12	0.6	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	5	5	Vacant undeveloped parcel.		
SALINAS	561 N Sanborn Road	93905	004-601-062-000		Office	Commercial Office (CO)	15	20	2.8	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	29	0	29	Vacant undeveloped parcel.		
SALINAS	35 Sun Street	93901	003-101-033-000		Residential High Density	R-H-2.1	15	20	0.9	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	12	0	12	Vacant undeveloped parcel.		
SALINAS	2217 N Main Street	93906	253-081-004-000		Retail	Commercial Retail (CR)	15	24	0.6	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	5	0	5	Vacant undeveloped parcel.		
SALINAS	2357 N Main Street	93906	253-012-066-000		Retail	Commercial Retail (CR)	15	24	2	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	17	0	17	Vacant undeveloped parcel.		
SALINAS	200 Casentini Street	93907	003-161-030-000		Residential High Density	R-H-2.1	15	20	4.8	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	67	0	67	Vacant undeveloped parcel.		
SALINAS	1970 N Davis Road	93907	253-332-035-000		Retail	Commercial Retail (CR)	15	24	5.9	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	49	0	49	Vacant undeveloped parcel.		
SALINAS	46 E Bernal Drive	93906	003-211-018-000		Residential Medium Density	R-M-2.9	8	15	1.7	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	18	0	18	Vacant undeveloped parcel.		
SALINAS	1 Preston Street	93901	003-161-008-000		Residential High Density	R-H-1.8	15	24	3	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	50	0	50	Vacant undeveloped parcel.		
SALINAS	123 W Alisal Street	93901	002-335-005-000		Office	Commercial Office/Reside	15	20	0.9	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	9	0	9	Vacant former home of Californian newspaper. Historic and great candidate for adaptive reuse.		
SALINAS	191 W Alisal Street	93901	002-331-010-000		Public/Semipublic	Public/Semi-Public (PS)	8	15	1.1	Public facilities	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	9	0	9	Only measuring large surface lot fronting Alisal, which has had temporary office and shelter uses in the past.		
SALINAS	Constitution Boulevard near Laurel D	93906	003-851-039-000		Public/Semipublic	Public/Semi-Public (PS)	8	15	24.3	Parking	YES - Current	YES - County-Owned	Available	Not Used in Prior Housing Element	0	191	0	191	Large County-owned parcel used for parking, across the street from 845 Laurel project parcel, could pursue similar partnership.		
SALINAS	195 Sherwood Drive	93901	003-211-022-000		Mixed Use	Mixed Use (MX)	30	40	7.6	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	226	0	0	226	Vacant undeveloped parcel.	Focus Growth Overlay (higher density for certain MX parcels)	
SALINAS	185 Sherwood Drive	93901	003-211-010-000		Mixed Use	Mixed Use (MX)	30	40	5.4	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	163	0	0	163	Vacant undeveloped parcel.	Focus Growth Overlay (higher density for certain MX parcels)	
SALINAS	923 E Market Street	93905	004-091-025-000	E	Mixed Use	Mixed Use (MX)	30	40	0.4	Vacant	YES - Potential	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	12	0	0	12	E - City-owned vacant land, known as Division Ave site	Focus Growth Overlay (higher density for certain MX parcels)	
SALINAS	115 Division Street	93905	004-091-026-000	E	Mixed Use	Mixed Use (MX)	30	40	0.3	Vacant	YES - Potential	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	15	0	0	15	E - City-owned vacant land, known as Division Ave site	Focus Growth Overlay (higher density for certain MX parcels)	
SALINAS	123 Division Street	93905	004-091-027-000	E	Mixed Use	Mixed Use (MX)	30	40	0.4	Vacant	YES - Potential	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	12	0	0	12	E - City-owned vacant land, known as Division Ave site	Focus Growth Overlay (higher density for certain MX parcels)	
SALINAS	137 Division Street	93905	004-091-028-000	E	Mixed Use	Mixed Use (MX)	30	40	0.33	Vacant	YES - Potential	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	9	0	0	9	E - City-owned vacant land, known as Division Ave site	Focus Growth Overlay (higher density for certain MX parcels)	
SALINAS	145 Division Street	93905	004-091-029-000	E	Mixed Use	Mixed Use (MX)	30	40	0.4	Vacant	YES - Potential	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	12	0	0	12	E - City-owned vacant land, known as Division Ave site	Focus Growth Overlay (higher density for certain MX parcels)	
SALINAS	151 Division Street	93905	004-091-030-000	E	Mixed Use	Mixed Use (MX)	30	40	0.7	Vacant	YES - Potential	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	21	0	0	21	E - City-owned vacant land, known as Division Ave site	Focus Growth Overlay (higher density for certain MX parcels)	
SALINAS	4 Bridge Street	93901	002-194-024-000	F	Arterial Frontage	Mixed Arterial Frontage (N	15	24	0.4	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	9	0	9	F - Vacant undeveloped parcel.		
SALINAS	2 Bridge Street	93901	002-194-027-000	F	Arterial Frontage	Mixed Arterial Frontage (N	15	24	0.4	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	6	0	6	F - Vacant undeveloped parcel.		
SALINAS	D-A Bridge Street	93901	002-194-028-000	F	Arterial Frontage	Mixed Arterial Frontage (N	15	24	0.1	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2	0	2	F - Vacant undeveloped parcel.		
SALINAS	230 Martella Street	93901	003-142-018-000		Arterial Frontage	Mixed Arterial Frontage (N	15	24	0.25	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4	0	4	Vacant undeveloped parcel.		
SALINAS	145 Casentini Street	93901	003-201-011-000		Arterial Frontage	Mixed Arterial Frontage (N	15	24	1.2	Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	20	0	20	Vacant undeveloped parcel.		
SALINAS	207 N Sanborn Road	93905	004-131-004-000	G	Mixed Use	Mixed Use (MX)	30	40	0.6	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	18	0	0	18	G -Owned by Teamsters. Opens to deviloping with Division Ave site.	Focus Growth Overlay (higher density for certain MX parcels)	
SALINAS	130 Division Street	93905	004-131-001-000	G	Mixed Use	Mixed Use (MX)	30	40	0.8	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	24	0	0	24	G -Owned by Teamsters. Opens to deviloping with Division Ave site.	Focus Growth Overlay (higher density for certain MX parcels)	
SALINAS	34 Soledad Street	93901	002-194-029-000		Mixed Use	Mixed Use (MX)	15	80	0.5	Commercial	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	26	0	0	26	Now City-Owned. Located in Chinatown in Focused Growth Overlay 2. City may seek additional parcels in the area. Less than 200 feet from recent 90-unit affordable mixed use development Moon Gate Plaza.	Local Housing Trust Fund money allocated as well. Applied for REAP 2.0 entitlement and competitive funding to cover predevelopment activities.	
SALINAS	108 E San Luis Street	93901	002-353-001-000	H	Mixed Use	Mixed Use (MX)	15	24	0.3	Parking	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	5	H- Separate surface parking lot downtown. Not in high-parking demand area.		
SALINAS	Pajaro Street near San Luis	93901	002-353-002-000	H	Mixed Use	Mixed Use (MX)	15	24	0.2	Parking	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	3	H- Separate surface parking lot downtown. Not in high-parking demand area.	No address only APN	
SALINAS	410 Pajaro Street	93901	002-353-003-000	H	Mixed Use	Mixed Use (MX)	15	24	0.2	Parking	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	3	H- Separate surface parking lot downtown. Not in high-parking demand area.		
SALINAS	40 E San Luis Street	93901	002-352-017-000		Mixed Use	Mixed Use (MX)	15	24	0.5	Parking	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	8	0	8	Separate parking lot downtown. Not in high-demand parking area.		
SALINAS	295 Main Street	93901	002-234-028-000		Mixed Use	Mixed Use (MX)	15	80	0.2	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	32	0	0	32	Office tower directly across from two recent adaptive reuse projects, includi	Proximity to ITC would allow up to 80 units/acre and adaptive reuse projects can exceed max. Calculating conservative capacity at 70%.	
SALINAS	1121 Baldwin Street	93906	003-272-005-000		Arterial Frontage	Mixed Arterial Frontage (N	15	24	0.7	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	11	0	11	Current office space, owner has expressed interest in converting to housing		
SALINAS	30 W Romie Lane	93901	002-542-013-000		Mixed Use	Mixed Use (MX)	30	40	5.2	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	157	0	0	157	Extremely over-parked surface lot serving lower volume commercial.		
SALINAS	1067 N Davis Road	93907	261-711-052-000		Retail	Commercial Retail (CR)	15	24	5.4	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	45	0	45	Vacant former Orchard Hardware Supply store and large parking lot.		
SALINAS	1100 Northridge Mall	93906	253-201-640-000		Retail	Commercial Retail (CR)	15	24	10.2	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	86	0	86	Vacant Sears and parking lot in Northridge Mall. Mall may be interested in redevelopi	ng area with residential component.	
SALINAS	60 W Market Street	93901	002-171-013-000	I	Mixed Use	Mixed Use (MX)	15	80	0.3	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	5	0	12	17	I - Intermodal Transit Center parking lot. Site now owned by City. Opportunit	Part of SB-2 rezones to Mixed Use to encourage development.	
SALINAS	58 W Market Street	93901	002-171-012-000	I	Mixed Use	Mixed Use (MX)	15	80	0.3	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	5	0	12	17	I - Intermodal Transit Center parking lot. Site now owned by City. Opportunit	Part of SB-2 rezones to Mixed Use to encourage development.	
SALINAS	19 Station Place 1/2	93901	002-171-008-000	I	Mixed Use	Mixed Use (MX)	15	80	0.3	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	5	0	12	17	I - Intermodal Transit Center parking lot. Site now owned by City. Opportunit	Part of SB-2 rezones to Mixed Use to encourage development.	
SALINAS	17 Station Place B	93901	002-171-007-000	I	Mixed Use	Mixed Use (MX)	15	80	0.3	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	5	0	12	17	I - Intermodal Transit Center parking lot. Site now owned by City. Opportunit	Part of SB-2 rezones to Mixed Use to encourage development.	
SALINAS	15 Station Place	93901	002-171-006-000	I	Mixed Use	Mixed Use (MX)	15	80	0.1	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	2	0	4	6	I - Intermodal Transit Center parking lot. Site now owned by City. Opportunit	Part of SB-2 rezones to Mixed Use to encourage development.	
SALINAS	54 W Market Street	93901	002-171-011-000	I	Mixed Use	Mixed Use (MX)	15	80	0.1	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	2	0	4	6	I - Intermodal Transit Center parking lot. Site now owned by City. Opportunit	Part of SB-2 rezones to Mixed Use to encourage development.	
SALINAS	50 W Market Street	93901	002-171-010-000	I	Mixed Use	Mixed Use (MX)	15	80	0.1	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	2	0	4	6	I - Intermodal Transit Center parking lot. Site now owned by City. Opportunit	Part of SB-2 rezones to Mixed Use to encourage development.	
SALINAS	42 W Market Street	93901	002-171-005-000	I	Mixed Use	Mixed Use (MX)	15	80	0.3	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	5	0	12	17	I - Intermodal Transit Center parking lot. Site now owned by City. Opportunit	Part of SB-2 rezones to Mixed Use to encourage development.	
SALINAS	18 Station Place	93901	002-171-023-000	I	Mixed Use	Mixed Use (MX)	15	80	0.3	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	5	0	12	17	I - Intermodal Transit Center parking lot. Site now owned by City. Opportunit	Part of SB-2 rezones to Mixed Use to encourage development.	
SALINAS	14 Station Place	93901	002-172-001-000	I	Mixed Use	Mixed Use (MX)	15	80	0.1	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	2	0	4	6	I - Intermodal Transit Center parking lot. Site now owned by City. Opportunit	Part of SB-2 rezones to Mixed Use to encourage development.	
SALINAS	26 W Market Street	93901	002-172-002-000	I	Mixed Use	Mixed Use (MX)	15	80	0.1	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	2	0	4	6	I - Intermodal Transit Center parking lot. Site now owned by City. Opportunit	Part of SB-2 rezones to Mixed Use to encourage development.	
SALINAS	20 W Market Street	93901	002-172-011-000	I	Mixed Use	Mixed Use (MX)	15	80	0.4	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	7	0	15	22	I - Intermodal Transit Center parking lot. Site now owned by City. Opportunit	Part of SB-2 rezones to Mixed Use to encourage development.	
SALINAS	10 W Market Street	93901	002-172-012-000	I	Mixed Use	Mixed Use (MX)	15	80	0.3	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	5	0	12	17	I - Intermodal Transit Center parking lot. Site now owned by City. Opportunit	Part of SB-2 rezones to Mixed Use to encourage development.	
SALINAS	300 Monterey Street	93901	002-233-023-000		Mixed Use	Mixed Use (MX)	15	80	1.2	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	20	0	47	67	City-owned Parking Lot 5. Interested in sale and redevelopment with afford	Part of SB-2 rezones to Mixed Use to encourage development.	
SALINAS	710 Abbott Street	93901	002-902-048-000	J	Mixed Use	Mixed Use (MX)	30	40	0.6	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	1	15	18	J - Owner wants to build multifamily.	Focus Growth Overlay (higher density for certain MX parcels)	
SALINAS	718 Abbott Street	93901	002-902-047-000	J	Mixed Use	Mixed Use (MX)	30	40	2.3	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	8	2	59	69	J - Owner wants to build multifamily.	Focus Growth Overlay (higher density for certain MX parcels)	
SALINAS	CASP Boronda LLC, near Boronda a	93906	153-091-015-000	K	Residential Low Density	Neighborhood Edge A (NE	5	6	27.4	Agricultural/open spa	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	67	67	Part of entitled Central Area Specific Plan. Will be broken into smaller sites when subdivided. See Chapter 5 or Appendix E for Sub Areas by zone.		Based on CASP Appendix G. See Chapter 5 or Appendix E.
SALINAS	CASP Boronda LLC, near Boronda a	93906	153-091-015-000	K	Residential Low Density	Neighborhood Edge B (NE	7	8	14.5	Agricultural/open spa	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	102	102	Part of entitled Central Area Specific Plan. Will be broken into smaller sites when subdivided. See Chapter 5 or Appendix E for Sub Areas by zone.		
SALINAS	CASP Boronda LLC, near Boronda a	93906	153-091-015-000	K	Residential Medium Density	Neighborhood General A	8	9	8.3	Agricultural/open spa	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	67	67	Part of entitled Central Area Specific Plan. Will be broken into smaller sites when subdivided. See Chapter 5 or Appendix E for Sub Areas by zone.		
SALINAS	CASP Boronda LLC, near Boronda a	93906	153-091-015-000	K	Residential Medium Density	Neighborhood General B	9	10	19.1	Agricultural/open spa	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	172	172	Part of entitled Central Area Specific Plan. Will be broken into smaller sites when subdivided. See Chapter 5 or Appendix E for Sub Areas by zone.		
SALINAS	CASP Boronda LLC, near Boronda a	93906	153-091-015-000	K	Residential Medium Density	Neighborhood General C	14	16	9.7	Agricultural/open spa	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	135	135	Part of entitled Central Area Specific Plan. Will be broken into smaller sites when subdivided. See Chapter 5 or Appendix E for Sub Areas by zone.		
SALINAS	CASP Boronda LLC, near Boronda a	93906	153-091-015-000	K	Mixed Use	Village Center A (VC-A) -	18	24	27.4	Agricultural/open spa	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	492	0

Table C: Land Use, Table Starts in A2

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")	General Land Uses Allowed (e.g., "Low-density residential")
R-L-5.5	Low-density residential
R-M-3.6	Medium-density residential
R-M-2.9	Medium-density residential
R-H-2.1	High-density residential
Public/Semi-Public (PS)	Educational, governmental, relgious uses. Also allows medium d
Commercial Office (CO)	Offices, services, medium-density residential. Mixed use residen
Commercial Office/Residential (CO/R)	Medium-density residential, limited commercial, institutional, offic
Commercial Retail (CR)	Primarily retail and commercial, high-density residential and mixe
Mixed Arterial Frontage (MAF)	Combination of mixed use, commercial, and small-scale industry
Mixed Use (MX)	Mixed use buildings with active ground floors, high-density reside
Neighborhood Edge (NE) - WASP	Low-density residential
Neighborhood General 1 (NG-1) - WASP	Medium-density residential
Neighborhood General 2 (NG-2) - WASP	High-density residential, limited live-work
Village Center (VC) - WASP	Commercial, mixed use buildings, high-density residential mixed
Neighborhood Edge A (NE-A) - CASP	Low-density residential
Neighborhood Edge B (NE-B) - CASP	Low-density residential
Neighborhood General A (NE-A) - CASP	Low-density residential, limited multifamily
Neighborhood General B (NE-B) - CASP	Low-density residential, limited multifamily
Neighborhood General C (NE-C) - CASP	Medium-density residential, limited commercial and retail
Village Center A (VC-A) - CASP	High-density residential, commercial and retail.
Village Center B (VC-B) - CASP	Mixed use buildings with active ground floors, high-density reside
Commercial Thoroughfare (CT)	Primarily commercial uses for traveling, such as hotel/motel, serv
R-H-1.8	High-density residential
Industrial - General Commercial	Light industrial and commercial uses

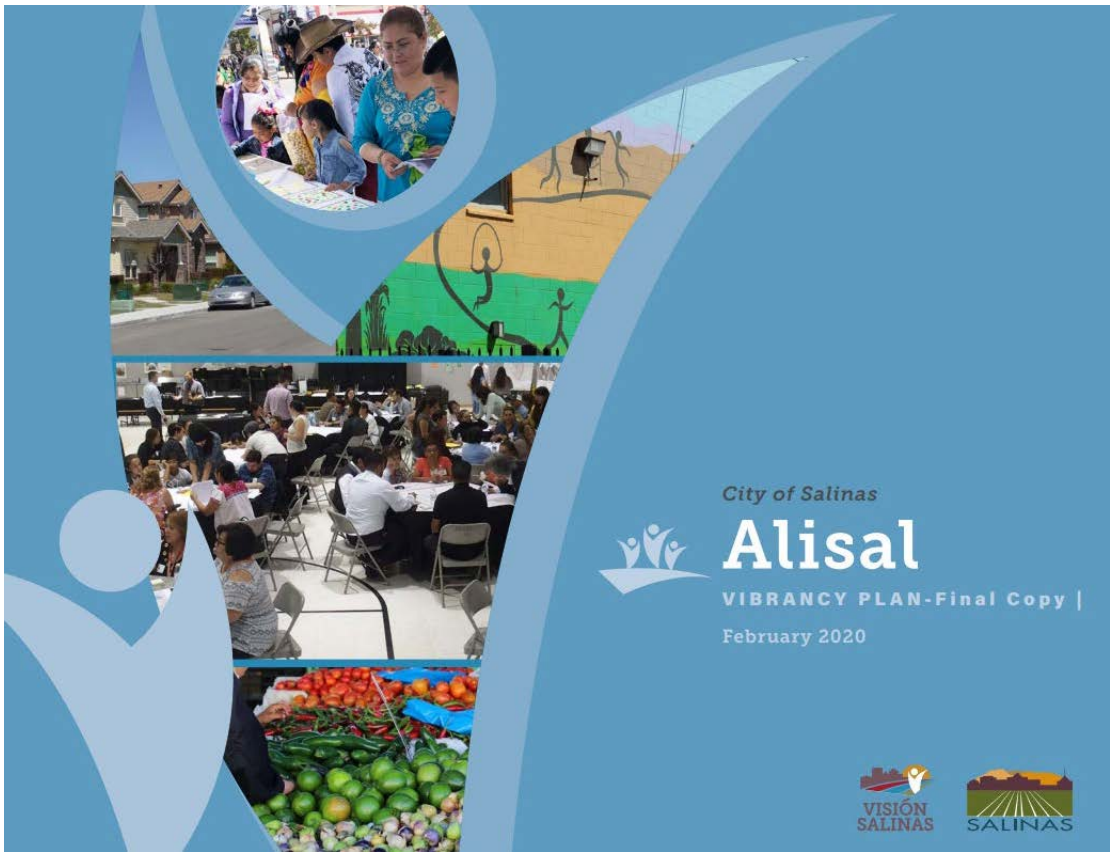
Appendix C: Summary of Community Participation

The City has conducted extensive community outreach following the adoption of the last housing element through various past planning efforts and the current General Plan Update process (Visión Salinas 2040).

Twenty-five (25) Community Workshops, exploring housing topics, have been held following the adoption of our last Housing Element. Furthermore, through the AVP and Visión Salinas 2040 engagement, a collective twelve (12) Housing Working Group and Built Environment Group meetings were held discussing housing goals, policies, and actions. Lastly, for the 2023-2024 budget cycle, four (4) citywide budget meetings were held three (3) in person and one (1) via Zoom and forty (40) pop-up activities to discuss budget priorities with housing being a main discussion topic.

This section summarizes engagement from past planning efforts and provides detailed data from Visión Salinas 2040 community engagement.

I. Alisal Vibrancy Plan (AVP)



Engagement Summary

From June 2017 to April 2019, the City in collaboration with community members and grassroots organizations from the greater Alisal neighborhood, engaged residents and community stakeholders to develop Plan content. Over 2,000 stakeholders participated in eight (8) community workshops, twenty-four (24) pop-ups, twenty (20) Steering Committee meetings, thirty-four (34) Working Group meetings, and twenty (20) community stakeholder meetings.

Figure 1: Through the AVP process, the City adopted the **Spectrum of Community Engagement to Empower for Impact Matrix** to help ensure inclusive engagement and transparency in the process.

Stance towards community	0 IGNORE	1 INFORM	2 CONSULT	3 INVOLVE	4 COLLABORATE	5 EMPOWER for IMPACT
Impact	*Marginalization*	*Placation*	*Tokenization*	*Voice*	*Delegated Power*	*Community Control*
Community Engagement Goals	Deny access to decision-making processes	Provide the community with relevant information	Gather input from the community	Ensure community assets, needs & concerns are integrated into process & inform planning	Ensure community capacity to play a leadership role in implementation of decisions	Foster democratic participation and equity by placing full decision- making in the hands of the community
Message to the community	*"Your voice, needs and interests do not matter"*	*"We will keep you informed"*	*"We care what you think"*	*"We can't do this well without you"*	*"Your leadership and expertise are critical"*	*"We want this to work so we support democratic and equitable processes led by community"*
Examples of tools	Closed door meetings	Fact sheets Open Houses Presentations Billboards Videos	Public comment Focus Groups Community Forums Surveys	Interactive Workshops Polling House Meetings Community forums	MOU's with Community-Based Organizations Consensus building Citizen Advisory Committees Participatory Action Research	Community-Driven Planning Community Organizing Open Planning Forums with Citizen Polling Participatory Budgeting Participatory Action Research
Resource allocation ratios	**100%** systems admin	**70-90%** to systems admin **10-30%** to promotions and publicity	**60-80%** to systems admin **20-40%** to consultation activities	**50-60%** to systems admin **40-50%** to community involvement	**20-50%** to systems admin **50-70%** to community partners	**0-20%** to systems admin **80-100%** to community partners and community-driven processes

Developed by Action Council of Monterey County and Facilitating Power building on version 1.0 developed by Movement strategy center. In part drawing on content from a number of public participation tools, including Arnstein's Ladder of Citizen Participation and the Public Participation Spectrum created by the International Association for Public Participation.

Figure 2: Alisal Vibrancy Plan Collective Engagement

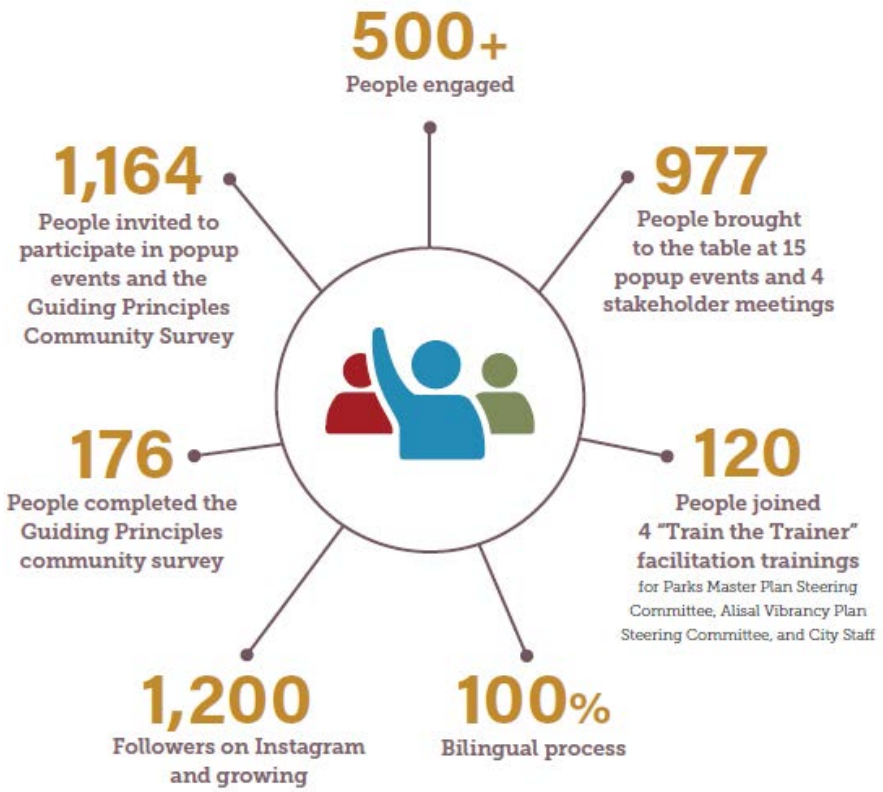


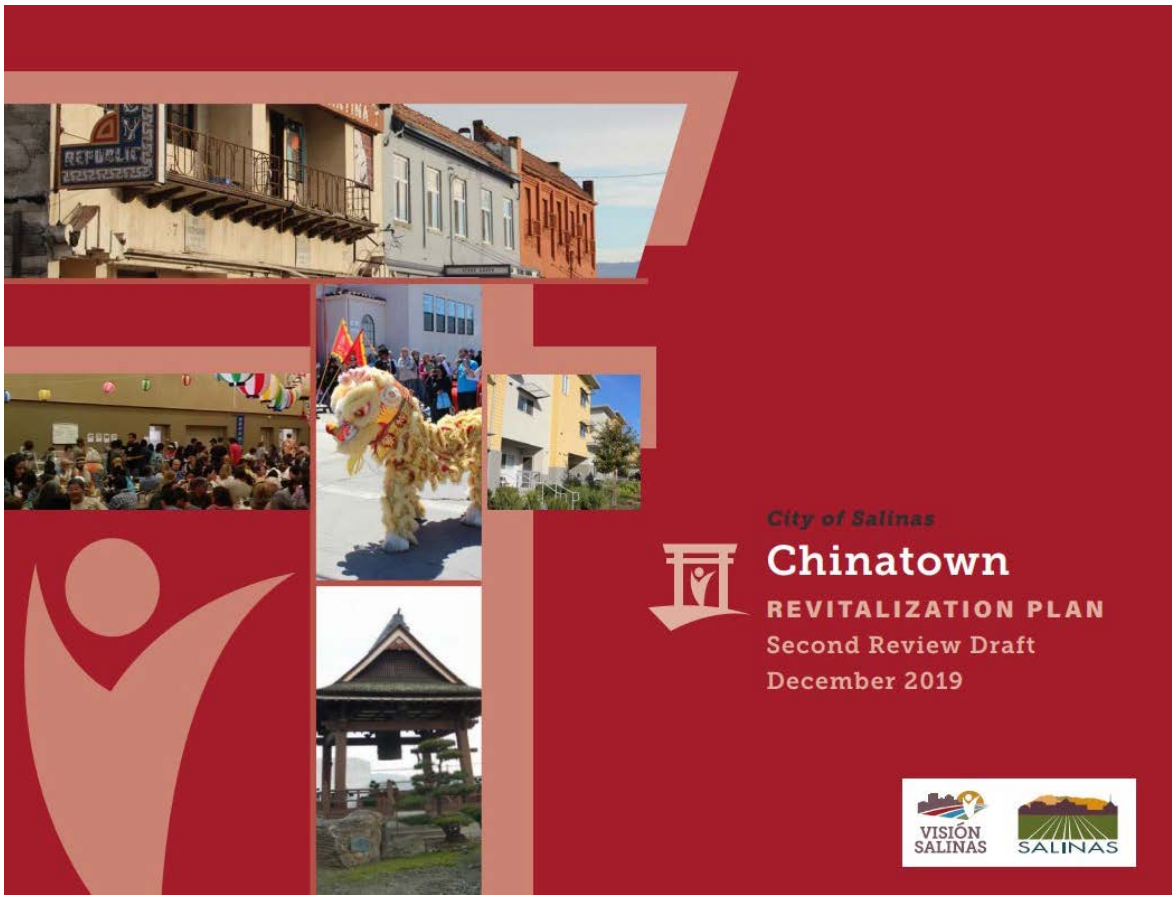
Table 1: AVP Housing Working Group Meetings

Topic	**Date and Time**
Working Group Orientation	September 21st, 2017, 6:00 PM
Housing Working Group	November 27th, 2017, 6:00 PM
Housing Working Group	January 18th, 2018, 6:00 PM
Housing Working Group	February 21st, 2019, 6:00 PM
Housing Working Group	March 21st, 2018, 6:00 PM
Housing Working Group	April 18th, 2018, 6:00 PM
Housing Working Group	May 16th, 2018, 6:00 PM
Housing Working Group	June 11th, 2018, 6:00 PM
Housing Working Group	June 20th, 2018, 6:00 PM

II. Chinatown Revitalization Plan

Engagement Summary

Between January 2017 and May 2019, staff convened Working Groups comprised of non-technical stakeholders. During this same time period, a Technical Advisory Committee (TAC) comprised of working professionals from the public, private, and nonprofit sectors met six times to evaluate the feasibility of Working Group and community recommendations and identify needs for further analysis based on technical studies and/or planning.



In addition to TAC and Working Group meetings, the City convened a total of nine (9) large community meetings, including two (2) implementation workshops and a final draft Plan Open House, and nine (9) pop-up events, all of which were open to all members of the public. Staff facilitated activities pertaining to the key themes of the Revitalization Plan at pop-up stations during community events. To collect the input of key interest groups and hard-to-reach populations, the City also participated in various meetings and events not explicitly tied to the Revitalization Plan.

Figure 3: Chinatown Revitalization Plan Collective Engagement



III. Visión Salinas 2040

Engagement Summary

Visión Salinas 2040 engagement efforts began the summer of 2021. Over the last 2 years, City staff has supported and coordinated various community workshops, stakeholder meetings, pop-up activities and surveys.

Table 2: Visión 2040 Community Workshops Data Summary

Topic	Date, Time & Location	Number of Participants
Land Use Workshop District 1	August 19th, 2021, Breadbox Recreation Center, 745 N Sanborn Rd, 6:00 PM	16
Land Use Workshop District 2	August 17th, 2021, Firehouse Recreation Center, 1330 E Alisal St, 6:00 PM	11
Land Use Workshop District 3	August 26th, 2021, Ivy Park, 1320 Padre Drive, 6:00 PM	18

Land Use Workshop District 4	September 1st, 2021, Haciendas Place, 245 Calle Cebu, 6:00 PM	9
Land Use Workshop District 5	October 7th, 2021, Sherwood Hall, 940 N Main St, 6:00 PM	5
Land Use Workshop District 6	September 9th, 2021, El Dorado Park, 1655 El Dorado Dr, 6:00 PM	18
Land Use Workshop Citywide	October 13th, 2021, City Hall West Wing, 200 Lincoln Ave, 6:00 PM	19
Existing Conditions (Working Group Kick-off)	Thursday, January 20th, 2022, online webinar via Zoom, 6:00 PM	90
Built Environment Working Group	February 16th, 2022, via Zoom, 6:00 PM	43
Built Environment Working Group	March 23rd, 2022, via Zoom, 6:00 PM	25
Community Design Webinar	June 29th, 2022, via Zoom, 6:00 PM	60
Environmental Justice#1 Workshop (English)	September 28th, 2022, Firehouse Recreation Center, 1330 E Alisal St, 6:00 PM	18
Environmental Justice #2 Workshop (Spanish)	September 29th, 2022, Firehouse Recreation Center, 1330 E Alisal St, 6:00 PM	15
Housing Element Webinar	February 9th, 2023, via Zoom, 6:00 PM	12
Housing Element Workshop #1	April 19th, 2023, Santa Rita Elementary, 6:00 PM	21
Housing Element Workshop #2	April 26th, 2023, MLK Academy, 6:00 PM	35
Housing Element Workshop #3	Housing Element Workshop #3: April 27th, 2023, City Hall West Wing, 6:00 PM	8
Total Participants		423

Land Use Workshops

Summary:

Visión Salinas 2040 engagement kicked-off with seven (7) Land Use Workshops, one for each City District and one for the City at large and had over seventy (70) participants. Workshops began with short presentation followed by breakout groups/mapping activity. Residents were asked two questions: *1. What do you like about your neighborhood? 2. What is missing in your district?* Housing needs were highlighted in every district, especially for farmworkers and families. Community members also stressed the need for in-fill development and increased mixed-use developments along our prominent corridors.

Marketing Materials:



Meet Mayor Craig, share your district concerns, and provide feedback on future land use changes.

SALINAS

For more information contact Monica Gurmilan, 831-758-7409

VISIÓN SALINAS 2040

SALINAS

REUNIÓN DEL DISTRITO 5

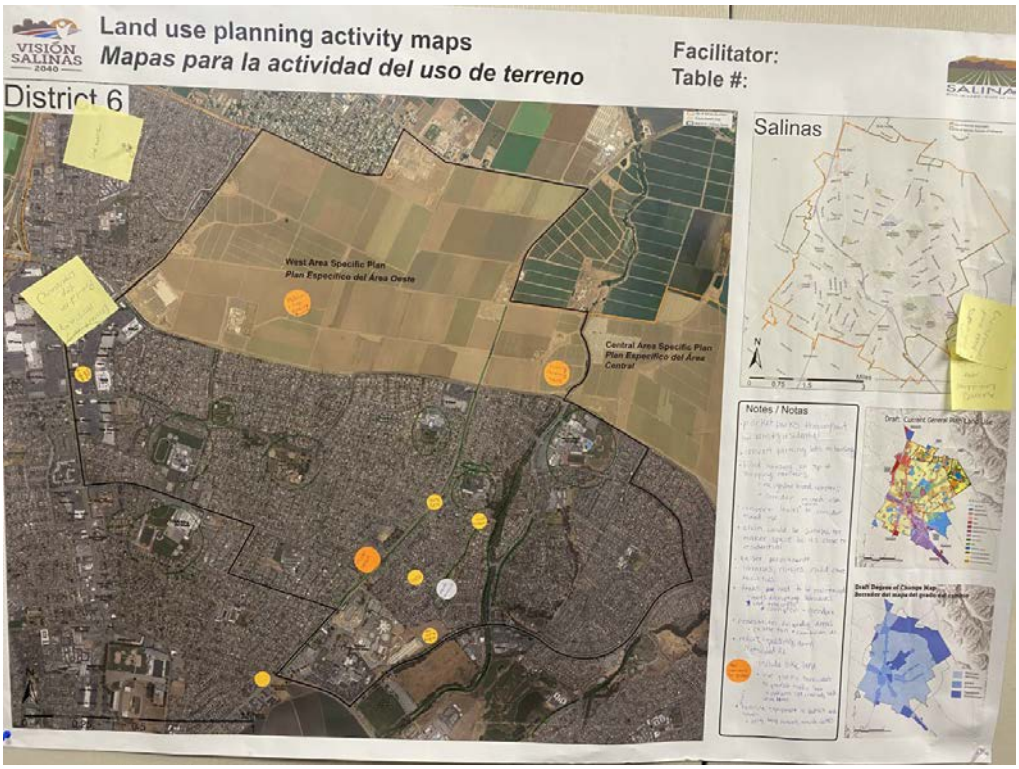
VISIÓN SALINAS 2040

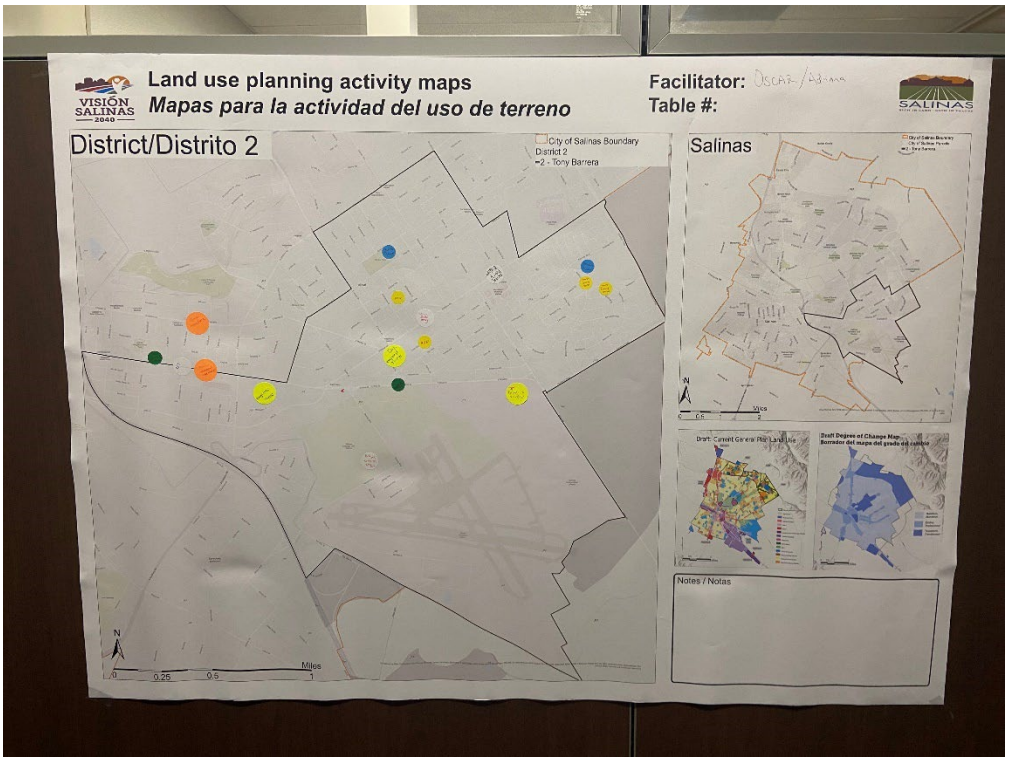


Conozca a su concejal, comparta las preocupaciones de su distrito y proporcione comentarios sobre cambios en el uso de terreno.

Para más información contacte a Monica Gurmilan, 831-758-7409

Examples of Meeting Materials:





Meeting Images:



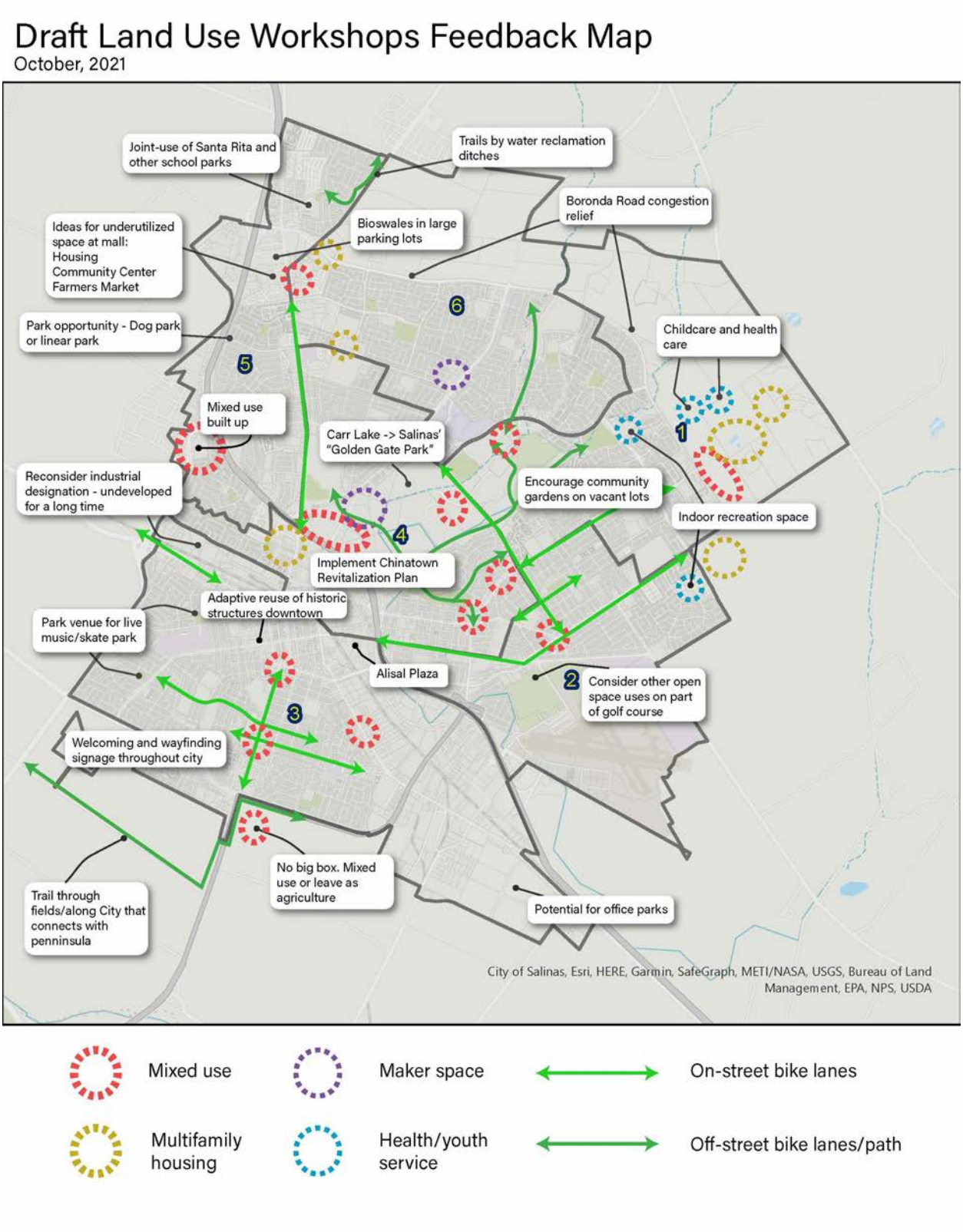








Feedback Map:



Collective Feedback:

District Land Use Meeting Notes 2021

What do you like about your Neighborhood?

District 1:

- Parks, Landscape at the costa plaza, People playing soccer in the parks
- Like two mid-shopping centers, soccer complex, high schools, elementary schools, and Creek-bridge shopping center
- Breadbox offers a lot of youth programs and a great place to come together

District 2:

- Job opportunities and youth retention
- Cesar Chavez Library
- Natividad Creek Park
- Support night activity in the area in commercial areas
- Encourage unique events like the Airshow, Hartnell Alisal campus, and Golf course in the area

District 3:

- Variety of restaurants
- Walkable/complete sidewalks
- Downtown improvements
- Bike lanes
- Pedestrian Crosswalks

District 4:

- That district 4 is the heart of Salinas/Very Cultural
- New housing/ Redevelopment that is ongoing
- Diversity of the district
- The police department

District 5:

- It's History and Culture

District 6:

- Amount of Open space(parks)
- Proximity to essential services/ Very walkable neighborhood
- Safe and Walkable Neighborhood

City Wide Meeting:

- Walkways around creek bridge
- Rich History, Santa Rita cemetery & church
- Shopping centers, Restaurants located near Creekbridge

- Neighbors
- Transitional housing/ Moongate Plaza mixed use development
- Big, matured trees on sidewalks (Tree canopies)
- Diversity
- Rich Culture all around the city
- Affordable housing for low-income seniors
- Tatum Garden
- District 5 has a sense of every district

What is in missing in our districts?

District 1:

- **Need more crosswalks that are accessible for all ages**
- Lots of potholes and unsafe sidewalks. Some of the sidewalks are destroyed in some neighborhoods. Cleaner streets in general and more trash receptacles in throughout District
- Open more art spaces such as the breadbox that are accessible to all
- Incentivize homeowners (building permits) to renovate their houses/apartments

District 2:

- More entertainment tailored toward youth
- & connectivity to promote walkability (Bike lanes and Green connections)
- Adding monuments in the Alisal (banners, public art, landmarks, Wayfinding signage)
- Improve streetlight and crosswalk infrastructure

District 3:

- Affordable housing for agriculture workers/ Higher density apartments
- Affordable Business incubators
- Improve community engagement between the city and residents.
- Welcoming sign coming into Salinas
- Roundabouts (Memorial Hospital, San Carlos St. San Miguel) Add Fruit Trees in open green spaces that will serve the community (Community Gardens)
- Joint use agreements with the local schools, this creates the opportunity for a youth council
- Farmers markets and more downtown parking

District 4:

- Better entertainment (Music venues/open spaces/Nightlife/Plazas
- Acknowledgement of rich history through Monuments and Signage. Designation of Cultural districts
- Representatives of railroad coordination (Union Pacific)

District 5:

- Parks

- Parking
- Community Center for District 5
- More trees/Right type of trees
- Education about how to maintain those trees
- Cherokee St infrastructure
- Open spaces for children and families
- Sense of place in the city

District 6:

- Pedestrian crossing bridge
- Polices that prevent overcrowding + Traffic congestions
    - Wider sidewalks, 4- LANE Roads
- More entertainment and Community Spaces (Community Gardens, Live music venues)

City Wide Meeting:

- Dog park
- Skate park in south Salinas
- Concert Venue for event
- Welcome sign coming into Salinas from King City
- Signage for neighborhoods
- Wayfinding Signage
- More public art
- More bike lanes that are clean and protected
- Street swept bike lanes
- Youth center for performing arts
- Safer Crosswalks (Flag system that palo alto uses)
- Better kept sidewalks
- Emt/Mental health professional response team that would aid police force to response to non-emergency calls
- Better public transportation routes that youth can access city amenities
- Highlight art/history of each individual neighborhoods
- Agtech education centers
- Economic development that pushes for job creation and brings other job industries into Salinas
- Expand into other industries other than agriculture; Businesses that can retain educated youth in Salinas
- Broadband infrastructure for small businesses
- Allow for short- term rentals in the city (Airbnb)
- Missing Middle Housing/ Creation of housing that is affordable for middle class
- Supporting non-profits in the city that supports youth. Private-Public partnerships
- Enticing Businesses with a work-home balance/ Focusing on Educating the young population

- Local preference policy for future housing developments
- Solving the crime issue and poverty issue that are the root of all problems in Salinas
- Water/Energy resources to sustain future businesses
- Updating park infrastructure on various parks throughout the city

Workshop Main points:

District 1:

- Needs a crosswalk on North Sanborn and Paseo Grande
- Make a three-way stop at Rider Avenue and Casitas Drive
- Along Natividad Creek there are safety concerns on the trails (shelter homes for homeless)
- The stop light needs to be longer on North Sanborn and East Laurel Drive
- Traffic calming on Towt Street
- Outdoor dancing stage/space
- Cultural Art Murals all over
- More multi-family housing
- Wayfinding Signage on East Alisal Street and Cesar Chavez Park
- Fix potholes on Rider Avenue and Gee Street
- Re-paint crosswalks and bike lanes in the whole district
- Add more vehicle lanes on East Boronda
- Crosswalk on Hemmington and Nantucket Blvd
- Infrastructure on Old Stage Road

District 2:

- Lighting on Williams Road
- Invest in Historic Neighborhoods
- Using the golf course as park space (golf course to have temporary events)
- Connecting las casitas with Acosta Plaza to increase access to hospital
- Neighborhood Multifamily, 9 LOCATIONS identified
- Midrise Multifamily, 5 LOCATIONS identified
- Neighborhood Center, 9 LOCATIONS identified
- Corridor Mixed Use, 8 LOCATIONS identified
- Institutional and Service Use, 6 LOCATIONS identified
- Green Connections, 5 LOCATIONS identified
- 1 maker space LOCATION identified (Entertainment/ Industrial flex)

District 3:

- More pocket parks in neighborhoods that can accommodate specific neighborhoods and steer away from bigger "central" parks as they are not being fully utilized.

- Planned out Bike/Running trails throughout the that loops around the city with proper signage. Potential to connect south to north and East to west parts of the city.
- Gauge community interest with further planning through virtual engagement (Surveys, Polls) to gather the most community input
- Lack of public thought - # cars is increasing and need for more traffic management. Add parking throughout the city (Downtown needs more parking)
- Focus on affordable housing and recreation used for all ages
- Consider changing various brick and mortar that are outdated and not fully utilized. Move away from large retail locations such as Star shopping lot.
- Repurpose the Californian building into (Hotel, Mixed-Use or Museum)
- W. Market St. has the potential for GO Karting track or a trampoline Park.
- Amphitheater on Hartnell park or Central Park could direct land to Alisal St.
- Taller/Higher Density building → Be mindful of one-story single-family homes for privacy (Better communication w/ Neighbors)
- Add a dog park to Mission Park along Romie Lane.
- Redo fields in front of Harris rd. into Office park.
- Build commercial mixed-use for in front of Granite Construction on Work St/ Higher density housing
- Leave agriculture fields along E. Blanco Road. No need for big box Target.
- Have a Trader Joes (Sprouts, Staff of Life in Santa Cruz) – attract a boutique but affordable grocery store

District 4:

- More Microbusiness incubators, Adult learning centers, Farmers Market, bike lanes and neighborhood
- Mixed-use and midrise multifamily spaces, More Multifamily Building Near Pelton PI
- More housing in Chinatown, Higher Density. Light industrial zoning that would create work/Live space that is accessible
- Cesar Chavez park Potential for beautification
- Highlight he history of the area
- Opportunity to develop a facility to house relatives of Natividad hospital patients
- Preston Street has an empty lot that would serve for multi-family housing such as tiny homes or duplexes
- Mixed-Use (Coffee shops + Cultural spaces + Living spaces) along E Market stree
- Improve sidewalk accessibility along E laurel Drive/ Make sidewalks cleaner and safer throughout the City
- Improve proximity to services and jobs that don't require travel across city of services
- Use the empty field across Salinas Adult School for Mixed-use housing with a potential for small retail shops and grocery store. Improve the green connections to the Carr lake park
- Reconsider industrial designation of parts of Rossi if it remains undeveloped

District 5:

- Improving the number of parks in District 5/ safer parks and reducing the number of homeless
- Vibrancy in the Northridge mall to accommodate high density population/ K mart as well
- On Main St. and E Curtis St. there is potential to create a fashion/ art district that could tap into all the art culture that Salinas has.
- Use the auto mall for concert venue with my utilization.
- More lighting on N main St. and Santa Rita area (Street is very dark for high density traffic)
- Pocket parks ion Northridge mall parking space and create mixed-use or residential
- K area is over drafting (Growth area)
- Create walkable safe areas that connect to parks
- Investigate about open lots/ spaces on N Main St. (What are they being used for? Who owns them?)
- Community Center on Northridge mall parking spaces
- Green Corridors connecting parks and open spaces/green roof tops
- Bring back bicycle committee
- City Contest (Garden, trees, etc.)
- Use open spaces as infill

District 6:

- Pathway from Safeway to Alvarez High school through Gavilan Creek
- Multipurpose/ community rooms should be required in large residential developments
- Make green connection along Gabilan creek that connects to Carr lake
- Affordable housing in the West area specific plan
- Redevelop Jail into housing + Healthcare + Retail. Build Jail in Monterey
- Create pedestrian friendly affordable housing in the new development area/ Focus on smaller pocket neighborhoods as opposed to bigger general city development
- Set up bike share services that connect people to main areas such as new development to Northridge Shopping center or to Carr lake. Retail Express connectivity
- Farmers markets in the Northridge shopping center (Currently a lot of underutilized parking)
- Build more environmentally friendly developments that use quality materials to build.
- More community spaces/ open spaces (Neighborhood centers) in new developments.(Park by Lassen Ave)
- Convert some parking lots into housing
- Build more libraries, health clinics, and child care facilities in new development
- Give better maintenance to public trees
- Roots are disrupting sidewalks (Compton and Glendora)
- Reduce speed limit on Natividad Rd.
- Use plastic barricades to prevent traffic lane violations, like crossing solid white lanes

City Wide Meeting:

- Proximity and access to facilities where people can receive mental health services ex. Transportation
- Drug use in Salinas
    - Police Enforcement for drug dealers
    - Support for drug users
- Getting people out of poverty, especially those who have been released from prison
    - Assistance from Non-Profits
- Chinatown has cars parked more than 3 days
    - Enforcement of 3-day parking policy
- Creating a park in Chinatown/Opening the Chinatown history building
- Creating Mental health facility in Chinatown
- Mix use building along main canal St.
- Traffic improvements on East Boronda Rd
- Youth center along E Laurel Dr. /Mixed-use and create a park with sports amenities
- Insert mixed-use building along South Main St.
- Mixed-use opportunities at the Northridge shopping center, across the street from Northridge mall, and Kmart Shopping center (with multiple floors)
- The city needs more bike lanes throughout and bike boulevards
- Speed humps in residential areas to calm traffic speed.
- Making pedestrian lanes without taking away parking
- Oldtown lack things(Outdoor Gym, Garden, Children activities) Concert venue
- Mixed use development in the star market shopping center
- Dog park in district 5 and a park in general
- Auto Mall has lots of under-utilized space that could serve for parking, Concert Venue, Go-kart track centered around cars
- Create Housing in the golf course that is under-utilized
- Add lighting on Main streets particularly North Main St.
- Expand bike at Carr Lake and add Signage
- Bike pass underneath the Dans St. Bridge
- Maintain and swept bike paths on a regular basis
- Miden Boronda can accommodate 4 lanes
- Kmart parking – Trader joes and reuse as a community center
- More protected bike lanes
- Develop the intermodal Transportation center to include Economic development in the freight building farmer's market.
- Firestone building/business across Harris Rd.
- Mixed use and industrial flex on Harkins St.
- Conference Center in the orchard supply center
- Carr lake with bike track
- Use airport for more activities that will bring in more money for the city

- Have more joint use agreements with schools
- Improve roads + sidewalks all around the city (Highlight district 2 which has bad roads)
- More spaces for special events
- Improved parks + maintain open spaces
- More restaurants open the evenings
- Aquatic center in the new development on E Boronda Rd. /Amphitheater + open space
- Welcome sign coming in from King City

Existing Conditions

Summary:

Due to pandemic limitations, much of the Visión Salinas 2040 engagement was conducted via Zoom. The first large workshop for the GPU was the Existing Conditions Online webinar and had a significant turnout of over ninety (90) participants. 1st part included presentation reviewing existing conditions and breakdown of working group topics. 2nd part - meeting was split into 3 breakout groups (Built Environment, Socioeconomic Systems, Natural Systems), one for every working group. Participants had the opportunity to choose one group or to visit all three. Facilitators asked 3 questions- *What stood out to you? What's something you want to change? What other information would you want?*

Built Environment recurring themes: affordable housing, need to reduce parking requirements, walkable communities, missing middle housing, support for unhoused population, and farmworker housing, etc.

Marketing Materials:





Collective Feedback:

Existing Conditions Discussion Notes

Main Group:

Discussion

What Improvements would you like to see in Salinas?

- I live on Soledad Street and would like to see improvements on the street pavement
- Live in South Salinas, would like to see all streets and parks are treated the same across Salinas.
- Traffic calming, code enforcement to number of people per home.
- More Trash cans to Reduce littering
- I live in The Alisal. I want to regulate parking and speed on our residential roads.
- Santa Rita area would like to see more parks in our area and more affordable housing. Sidewalks by the San Juan Road area
- I live in North Salinas. I'd like to see more affordable housing and nice parks and fountains.
- I would like to see traffic lights and cameras for ticketing speeding vehicles. This occurs on a regular basis at the corner of San Juan Grade & Rogge Roads. There are 3-city schools on Rogge Road. The traffic is horrendous and sometimes I am unable to leave my home because of severe traffic.
- Grew up in the Eastside and I would like better sidewalks, streets to be safer and cleaner. Affordable housing, better roads.
- Old Town. Would like to see more affordable housing development. Reduce parking requirements that are increasing the rent prices
- District 4 I want to see the city improve the parks that are completely neglected — there are some areas like the one by Walgreens on Sanborn or the creek area between Madeira and Circle Dr. that can be transformed for public recreational use
- Would like to see better integration of Hartnell College with the surrounding neighborhood; better high-density housing in the downtown and improved commercial districts in the downtown and South Main.
- Natividad, Boronda, El Dorado improvements to the streets, sidewalks, and traffic control
- Not all areas of the city get the same number of services or are as clean and new. I would like to see parks and schools get the same support, regardless of their location.
- Walkable communities, neighborhood public transportation. Missing middle housing types.
- A welcome sign off 101. Many years I was greeted by a Budweiser ad
- Form based codes, passive house building codes.

- 93905 - clean updated parks, community gardens, kid-safe bike-riding spaces, sidewalk maintenance including trash cans
- Lighting throughout the city of Salinas
- More walkable areas in North Salinas. Also, would like to see areas of blight cleaned up and too many dead cars on the street.
- Recent improvements to the downtown- traffic and the train station are great- a long term solution to the homeless problem is still needed.
- A plan to include ADA play structures In all future park planned.
- Housing opportunities for young teachers; housing support for our healthcare workers, teachers as many can't afford to get into a home and are forced to rent.
- Fixing the multitude of buckled sidewalks where folks with AFN find it hard to use.
- District 4, 93906, Natividad and thru the region…would like to sea (w) more accessible, green, communal spaces (for movement sharing via art, music, storytelling, etc. ; public transportation and support for people of all abilities and capacities (beyond doctoral and/or 'professional' lens) ; more '24/7' centers weaving our communities
- A rent control policy to protect renters
- Removing parking minimums for future projects
- More parks north Salinas, community center
- More bikeways
- Rebuild East Alisal and Williams Roads, More parks
- Higher density housing in the vicinity of the large shopping centers is needed - ie Westridge, Northridge, Harden Ranch
- Kmart and Sears are all great sites for housing redevelopment
- Parks need maintenance in the Eastside, Natividad creek park really needs to bush trimming and maintenance.
- Climate resilient housing
- Build more childcare centers and support the building of Sanborn House recreation center in Acosta Plaza.
- Work with Salinas on supporting a comprehensive climate action plan
- Community energy hubs using different forms of distributed energy resources such as micro grids
- Additional farm worker housing so that our agriculture workers
- More solar requirements for businesses, homes
- Teams of paramedics and mental health professionals augment police calls. Saves lives and millions of dollars.
- Minimize 'development' on more land, (if anything) build up (aligning w climate impact, o.c.) AND ¡¡LAND BACK in practice — center indigenous perspectives + experience + guidance (across boarder lines—- including immigrants displaced from their native land) *

transforming 'vacant' buildings into community centers, rinks, learning ~cultural-expression hubs where we may:

— SUPPORT mutual aid funds and efforts

— UPLIFTING community in sharing their expertise and offer compensation (no degrees or certifications needed)

Built Environment:

- How can we determine traffic improvement? Based on the number of complaints by residents? The number of traffic accidents? What gauges are in place or need to be put in place to measure the quality of traffic flow?
- best thing we can do is enact actions to take away the need for single occupancy vehicle trips through good urban design, efficient and accessible transit routes, and safe and intuitive bike routes.
- A bit outdated at this point, but one of our (MBEP) recommendations to making housing more affordable in our region is to reduce parking requirements. One parking spot in a new development typically costs $20,000 - which would be much better utilized towards building more homes.
- More senior housing near Alliance on Aging Senior Services HUB and meaningful partnerships made with orgs like ITN and other CBOs. Also look more into ride and home-share programs to fill out areas where development might be lacking or slowed down. Widespread collaboration and community education to democratize the whole process is also key.

What stood out to you? ¿Qué te llamó la atención?

- Historical data provides the framework.
- Maps that express existing conditions/future conditions
- Monterey county has a large food insecurity problem
- Ties in to housing
- Annexation map
- Low density developments/Mixed use developments
- Higher density in downtown
- Limit co2 emissions by improving built environment
- Parking minimum requirement
- Lack of affordable housing/ housing over crowding

What's something you want to change? ¿Qué es algo que quieres cambiar?

- Housing cost burden – Keeping it below 30%
- Agriculture industry to pay living wage
- Opportunities for entrepreneurs
- Diversify economy
- Higher density and smaller homes

- Developing a space for homeless community
- Short term/ long term solutions
- Safe and healthy housing/ quality housing
- Using vacant retail lots for small business/ small living spaces / youth center
- Housing that is sustainable with air circulation
- Passive house, 1/10 of cost of house to maintain
- More upfront cost
- Mixed use development at sears building.

What other information would you want? ¿Qué otra información desea?

- Provide a list of vacant lots in the city/ under-utilized land
- Existing climate conditions in the city
- Information from a transit perspective

Socioeconomic System:

What stood out to you? ¿Qué te llamó la atención?

- Steve Carrigan – join to here from the people that have lived here all their lives and to learn and listen – anything that
- Alma Loredo – Spanish – she joins this session because education is fundamental for the future
- Cesar Lara – Economic development is important for jobs and helps the rest of the
- Omar – longtime resident
- Chris S. - business owner/resident - taxes and job
- Patty – lived in Salinas for 30 years, retired economic development - inspired by the arts and culture of this pillar
- Laura – workforce development/economic development is the driver -
- Samuel Klemek – deputy fire chief 25 plus years working for the City of Salinas
- Employment and Industry:
- Omar – two things stood out – the average median income below county and state, City of Salinas is the biggest City in the county – wants to highlight how do we engage our residents to get involve in other industry, education and workforce and there for increase their income and improve their quality of life (Ag tech)

What is something we would like to change?

- Cesar – health care and construction are default industries - what can we do to introduce a new economy.
- Lisa – where does small business come into play in this economy
- Cesar – small business is run by family and tend to hire own
- Members
- Cesar – partnership between City and County – workforce development board
- Omar – education and the skill sets/levels to have other industries interest into come into the city
- Chris – welcoming team (chamber, city, county) for industries
- Safety, Education, and Jobs and how we use land use

What defines our future – health and safety

- Cesar - Public safety view in the built environment – Parks, Sidewalk, lights along street
- Omar - preventative services – how to prevent crime, food insecurity, poverty
- Alma – insecurity of housing – rent is to high, people need to work in order to make a living and during this pandemic, people with COVID had to go out and work because they need to make rent/mortgage.
- Laura – one challenge is the home prices/ mortgages are so expensive and the need to for multi family living in single family household – create density, creates congestion, which create problem after problem.
- Omar – Climate change and the effects on safety/health of our city – fires, flooding create.

Arts and Culture

- Arts and culture are a driver to the economy
- Chris – Sherwood gets it open again
- Steve – more murals (underpass) - connect with Caltrans; murals at the boxing gym at Closter park.
- Cesar – many of the murals were done by youth (workforce development board)
- Omar - Entertainment centers to allow performance (large), live music (more employment, more revenue)

<u>Natural Systems:</u>

- Need more trees in the streets, more shades.
- Put greenery in our parking lots.
- Motivate the community to maintain clean, green yards that don't require much maintenance. Public education programs starting with the elementary school age kids helps to carry the message to the adults at home.
- More trash receptacles to prevent littering
- The blighted conditions surrounding homeless encampments is a health concern that needs more resources dedicated to addressing the problem, especially around waterways.
- Programs that help with gathering rainwater and other ways to recycle ♻ water in homes, also composed in home yards. Keep needles out of park playgrounds.

What stood out to you? ¿Qué te llamó la atención?

- Open spaces and parks
- Green streets in the City
- Stormwater Pollution mitigation
- Rebuilding buildings, programs like vouchers/stipends to remodel and organize buildings to add green spaces on their property
- More trees are needed on streets more shades

What's something you want to change? ¿Qué es algo que quieres cambiar?

- Hiring Maintenance personell, training for job duties
- Put more green spaces in parking lots
- Including programs in K-12 schools to educate on green and natural systems
- Motivate community to maintain clean, green yards with minimal maintenance requirements
- Water systems and drains to allow for proper drainage
- More trash receptacles to prevent littering
- More green spaces in developments

What other information would you want? ¿Qué otra información desea?

- Programs for children and youth
- Improving housing conditions
- Blighted conditions surrounding homeless encampments around waterways and investing in more resources to address the issue
- Programs that help with gathering rainwater and other ways to recycle ♲ water in homes, also composed in home yards.
- Keep needles out of parks/playgrounds, have proper disposable bins
- Master list of current developments happening
- Creating more exposure surrounding Volunteer programs opportunities in the community
- Current water supply status for the City
- Big Sur Land Trust Projects

Built Environment Working Group

Working Group meetings began in late February 2022. With housing being such a popular topic, The Built Environment group quickly became the most popular group. The first and second Built Environment Working Group meetings focused on our current Housing goals, as well as a policy scan review and had close to seventy (70) participants. Breakout groups explored current housing priorities, policy changes, as well as missing topics. Both meetings were held over Zoom and breakout groups were designated by language preference.

Marketing Materials:



Collective Feedback:

Meeting #1

Group 1:

Challenges

- Recursos para vivienda asequible - especialmente para personas indocumentados
    - Hay una lista larga de vivienda asequible a veces esperan 4 años o solo no hay respuesta
- Querer revitalizar el este de Salinas, que las calles se vean mejor
- Parques limpios - más recursos para los indigentes, porque no hay acceso de parque
- Mantenimiento de parques - espacios desaprovechados
    - Cesar Chavez
    - Central Park
    - Falta de dinero en las ciudades
    - No ya supervisión para las personas que van a limpiar los parque no necesariamente los están limpiando, están sentados
- Mantener responsables a la ciudad para tener parque de calidad
- Parques limpio e iluminados
- Más lugares abiertos para que los jóvenes tenga recreación, centros recreativos,
- Centro de Sanborn, está el terreno pero no hay fondos para construir el centro en el este de Alisal donde hay tanta necesidad

- Cuando se den permisos para vivienda para los trabajadores tiene que ser para los que trabajan en la comunidad, que haya transparencia, se les dio el permiso a la compañía para traer trabajadores de fuera (Mexico). No son aprovechadas parte del ano - mejor comunicación para quien son realmente la vivienda
- Mas vivienda para familias agrícolas
- El sueldo que se gana ahora no es suficiente para la renta
- Se necesita controlar la renta
- Hay consecuencias a que muchas personas estén viviendo en una casa
- Se necesita construir casas para las personas que viven aquí, trabajan aquí - más reglamento
    - Que haya prioridad para comprar
- Cambiar ordenanza para subir el porcentaje de vivienda asequible para los espacios que se están desarrollando
- Usar ejemplos de Infonavit en México para que las familias puedan comprar la casa. Que sea para los trabajadores agrícola de 3 casas etc
- Más apoyo para que los indocumentados puedan comprar una casa - los hijos son nacidos aquí pero se hace difícil por dinero
- Política pública de anti-desplazamiento
    - Una protección a personas de bajos ingresos
    - Ejemplo en SF, Berkeley
    - Con apoyo/fondos e infraestructura para regular
- Fondo social para la vivienda como Habitat for Humanity
- Se necesitan más hogares mixtos asequibles
- Más trabajos cerca de la vivienda para no tener tanta necesidad de carros y tener problemas de estacionamiento
- Más seguimiento a las oportunidades del plan Alisal
- Más involucramiento comunitario para el mantenimiento de nuestros espacios
- Hacer una junta con las agencias que están activas en la ciudad y hacer curriculum que manejaba la ciudad - la academia de liderazgo
    - Diferentes organizaciones están encargados de limpieza y actividad de los parques
- Parque de Carr Lake es una oportunidad para invertir fondos
- Más eventos en los parque para activar los espacios
    - Letreros y horas comunitarios para cuidar el parque
    - Patrulla/ vigilancia de personas en los parques
- Los indigentes necesitan recursos porque se envejece después de limpiar
- Mejoramiento de las calles y de la banquetas para promover la salud y conexión comunitaria
- Más iluminación
- More greenery, planters - but with maintenance so it doesn't look like a forest
    - Tal vez ver vegetación que requiere menos mantenimiento

Preguntas:

- Cuál es el porcentaje de vivienda por población para una ciudad?

- Entran los sitios del plan de Alisal en el plan general?

Group 2:

What kind of housing is missing? (prompt)

- Missing middle
- Low income – affordable
- Community scale
- Zero carbon/emission housing
- Homes for farmworkers and the unhoused
    - Need to bring ag companies that have built housing into conversation
- General comment on mixed use – needs large housing component, or surrounding high density housing to work. Easy to get too much commercial
- Transit-oriented development
- 2-4 plex buildings (single-family housing needs to go)

Breakout and general group comments:

- Need more permit streamlining – costs and time.
    - What bumps can we find and smooth?
    - Megan did mention this is sometimes relative between communities, and the Permit Center has made improvements
    - *Did not get a chance to go into – all the state streamlining*
- Requiring housing with environmental benefits has higher upfront costs, but lower operating costs. Some (unsure of the example) have figured out a way to calculate the savings into the initial price, lowering the cost to buy.
- How can we build/get housing for those already living in Salinas? - Fair Housing law prohibits discrimination, which is good means this is hard to explicitly achieve. Inclusionary lotteries have weights for living/working in Salinas, and developers are supposed to work on a local marketing plan.
- How do we protect our poorer neighbors and address displacement fears?
    - What are the kinds of displacement? One commenter did not think there were many examples of buildings being bought for redevelopment with residents removed...
    - This kind of displacement is feared though. Example of CCA's work around Carr Lake.
    - Seniors also are facing displacement as they can't keep up with the cost of housing. Need help to age in place.
- Is there warehouse space we can turn into lofts or other housing?
- Critical to still maintain a jobs/housing balance
- Need for education/job training components/pathways -> especially for low income

What stood out to me (Jon)

- *Need to identify and define the types of displacement (younger generations not being able to get into market, redevelopment displacement, rising rents/costs forcing to relocate, etc.)*
- *Multiple people expressed concern over "too tall" buildings. Need to define this (maybe in workshops). What is too tall?*
- *Need to explain the tradeoffs with more housing – need more units to ease overcrowding and price crunch, but can't discriminate and stop people from moving here (and brining their cars – need alternatives that are easy to use)*

Group 3:

- Rational approach to the development of this City
- History piece annexation of the Alisal/historical piece
- Think about annexation of additional land
- Rents are too high- native people need to move elsewhere
- Learning from the past
- More density but with the right infrastructure
- Think about the environment
- Yes, built environment but how does it impact water ways, streams, aquifer, the importance of water protection and conversation, flooding, etc.
- LAFCO- 1960s- after WWII
    - 1 in every county
    - Duties to protect ag land and open space
    - Expansion needs to go to LAFCO
    - MOU with City as far as the direction of growth- North/East - to protect ag lands in and around Salinas
- What are the development conversations happening now?
- City non-profit housing corporation- leverage State funds
- Community land trust
- More mixed-use development
- Cars take up too much space/parking requirements
- More on new urbanism
- How many single family home since 2000- permits?
- How many units have been built with the new inclusionary housing ordinance?

Meeting #2

Edge pieces of mixed use corridor could be made into housing – can be hard to fill commercial space if too much is required

What about road diet on Abbott

Walkable – very car centric now. More uber like transportation? On-call. Main lines – Laurel, Main st, Alisal, Market, Sanborn etc, supplemented by on-demand -

MST is working on their network redesign, which includes more service on main roads. COA adopted 2/15.

Hard to tell if new urbanism concepts are working yet since we haven't gotten to build any of FGA yet – but it exhibits a lot of what we've heard we want

Obstacles include inflation and other factors that are rising home prices

FGA will also include condos, townhomes, etc. Which will provide starter-ish options.

Where do we put all of the vehicles? Fieldworkers have to travel outside of Salinas. It's the largest problem facing HOAs. How do we retrain people to use vehicles less.

Car problem is because we have a housing problem. MST can be challenging to use. Need to have convenient routes. Other alternatives to car ownership – bike share, car share.

Now in a megadrought – we have to have sustainability as part of the conversation – density and alternative transportation, mass transit, heat pumps, electrification etc

FGA models a lot of these things, just hasn't been built. Need to concentrate on what's possible in existing city, infill.

Hopefully parking will mellow out with new housing if existing residents can get into the new housing

Investigate form based code options for Salinas

From main session:

When will FGA roads get built? Schools are causing a lot of traffic up there that could be alleviated through those.

How many homes have been built since mid-2000s? Pace is very behind in Salinas. How many homes have been built with inclusionary housing? Has it been tested yet?

Will the new housing being built benefit the low income community and raise their quality of life?

Community Design Webinar

Summary:

Webinar presentation focused on Community Design and its importance, the shift from traditional Land Use designations to Place Types as well as Street Types. The webinar included polling, a Q&A portion, and raffle

prizes for 3 lucky participants. The meeting was held in English with Spanish translation and had over 60 registered participants.

Marketing Materials:



Collective Feedback and Poll Results:

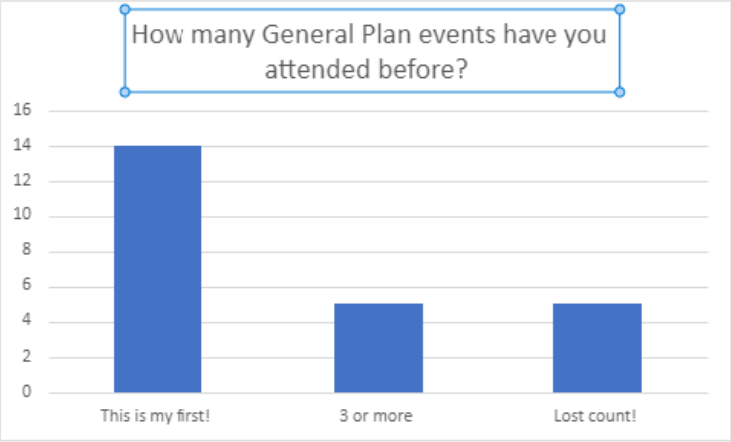
Community Design Webinar Comments

- Streets with active transportation options, mean less thru ways such as across Carr Lake.
- The additional design features are nice, but experience in other cities demonstrates that the medians, trees, etc., require ongoing maintenance and can be costly when the city doesn't have the funding, or can utilize that funding more resourcefully elsewhere.
- Need to separate away from street bike trails not lanes.
- Different places around the city are rows of bungalows. Such as on Pajaro near downtown,, over by central park and other areas around the city. More needed.
- when will we see the implementation and fruition of these plans?
- Affordability is driving over crowding.
- ^^ to many low wage jobs with high cost of living
- Possible to park at schools and churches overnight?
- Are you going to clean up Market St north side like above Villa.
- ^^^ yes, and what about accessibility, how do we make sure that new development is allocated to those who most need it within our communities and how do we secure homes for those who reside within the community as opposed to outside of it
- Más viviendas
- encourage carpooling
- Free electric public transportation
- Better mass transit and bike lanes.
- Have more single denser apartments in areas that are like even the newer farmer housing off Davis and walkable communities.
- Parte de la preocupacion de edificios de vivienda de 4 o 6 pisos es la candidad de personas y necesidad de estacionamiento esta contemplado eso en sus planes
- A free trolly on main st would be great.
- Más apoyo en los parques ya que están muy descuidados y hay mucha basura , que el personal de la ciudad esté más al pendiente
- More open outdoor seating/ patio
- Safety for pedestrian and bicycle usage have to be away from vehicles . Create walking and even bicycle trails...use canal areas throughout the city.
- More class 4 bike lanes such as one on Rossi and across future growth area.
- Nos gustaría ver más oportunidades de programas para jóvenes y oportunidades de hacer deporte en los espacios de la ciudad
- ^^^yes reduced or free public transit would be great as public transit is most utilized by low income earners
- Open stage to advocate artist / or personal motivational speech. For the ones not connected to technology
- What street trees are being considered for highest sequestration of carbon. Please research USDA for list of best trees.
- Some cities create a bike lane that necessitates eliminating a car lane. Frequently the bike lanes are not highly or even moderately used. Be careful what people say they want vs. what they actually do.
- Roads off South Abbott in industrial areas are crumbling.

- Please consider dark skies when putting in more lighting.
- I agree with the above comment about bike lanes. There is a lot of talk about bike lanes but hardly any use. Since bike lanes were installed on West Alisal and traffic became one lane in each direction, it is almost impossible to get on West Alisal during rush hours.
- The tunnel in Nativdad Creek park too.
- Yes and more broad green spaces on Williams rd and E. Alisal Rd.
- hola y sobre el parque cesar chavez esta muy abandonado
- Definitivamente sería de magnifico que se ilumine el parque Closter
- MST is quadrupling their ridership numbers... by counting same rider when they get on and get off and each doubling of such when getting on another bus line. Fake # on ridership!
- I would love to use my bike more! But it currently does not feel safe. I think more people would use bike lanes if they were more protected.
- y por la calle n madeira no podrían poner topes porque aquí pasan los carros muy recio
- Around El Sausal Middle School and the Intersection of Williams rd and Bardin rd.
- Work with private property to install vegetation to provide habitat in the city.
- Por la calle West Madrid hace faltan semaforos.
- Is the tiny house project on Cassintini going to be built?
- Use roundabouts as feasible. Research shows that they can be very effective in the appropriate areas.
- Can the city plant trees and put in walking trails around the city?
- I think we can better incorporate off-street trails in our parks to our transportation network. Canals may be an option, but the are also flood control measures and there may be a lot of other considerations there. Great comments!
- Where greenery is deemed necessary/particularly worthwhile, use native plants that require least maintenance, water, etc.
- Where street trees are to be planted, please use planter areas that are large enough. The narrow planting areas along streets create raised sidewalks and make them unattractive for walking. Will these damaged sidewalks be repaired in South Salinas
- Agree with the above about native plants!
- Precisely. Avoid long-term unintended consequences.
- A path along Alisal Crk from Airport to Carr Lake
- It would be wonderful to see things like otter and beaver families in Salinas.

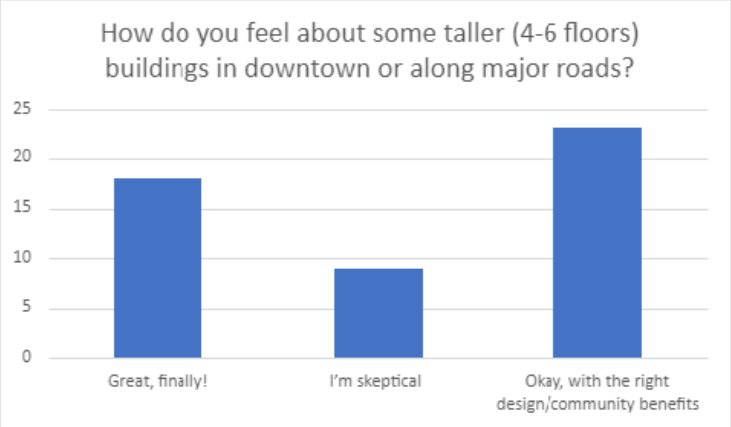
Community Design Webinar Poll Results

How many General Plan events have you attended before?	
This is my first!	14
3 or more	5
Lost count!	5
Total	24

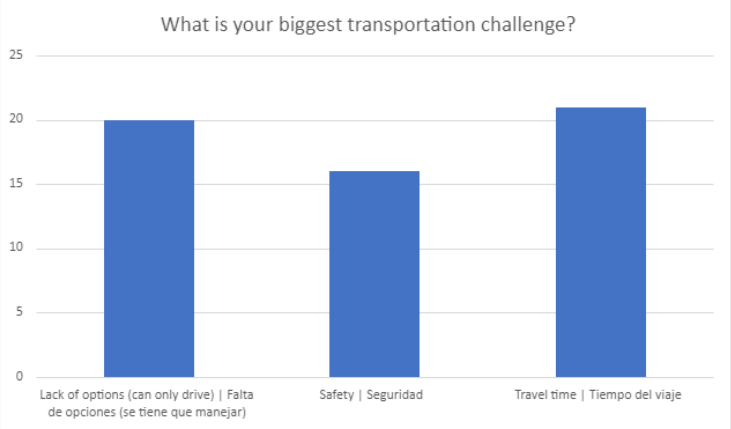


How do you feel about some taller (4-6 floors) buildings in downtown or along major roads?

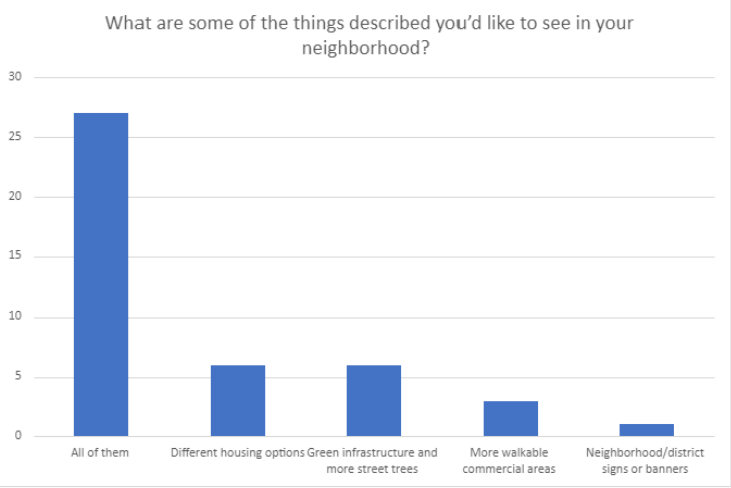
Great, finally!	18
I'm skeptical	9
Okay, with the right design/community benefits	23
Total	50



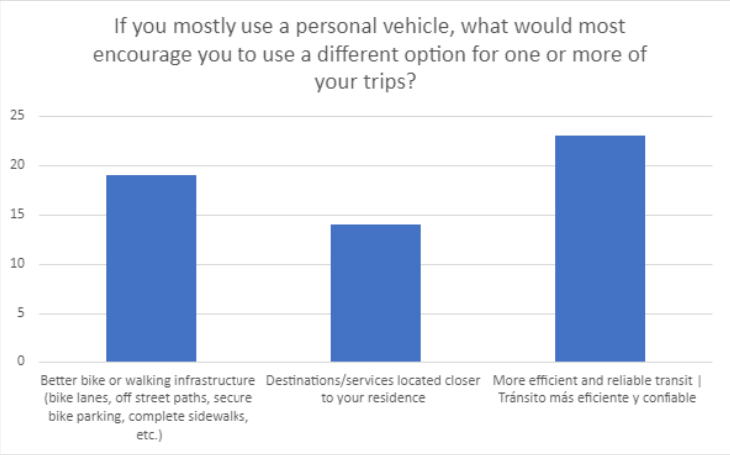
What is your biggest transportation challenge?	
Lack of options (can only drive)	20
Safety	16
Travel time	21
Total	57



What are some of the things described you'd like to see in your neighborhood?	
All of them	27
Different housing options	6
Green infrastructure and more street trees	6
More walkable commercial areas	3
Neighborhood/district signs or banners	1
Total	43



If you mostly use a personal vehicle, what would most encourage you to use a different option for one or more of your trips?	
Better bike or walking infrastructure (bike lanes, off street paths, secure bike parking, complete sidewalks, etc.)	19
Destinations/services located closer to your residence	14
More efficient and reliable transit	23
Total	56



Environmental Justice Workshops

This General Plan Updates includes a brand-new Environmental Justice (EJ) Element. Given the limited community engagement related to this specific topic, staff held two (2) community workshops, one in English, and one in Spanish and were attended by over thirty-five (35) Salinas residents. The first part of the workshop included a presentation exploring EJ history and themes and the second part was a facilitated discussion broken down into four categories: Natural Systems, Infrastructure, Health, and Housing. Each group explored each topic using the following questions: W*hat comes to mind when you hear this topic related to your community? How can we tackle these issues together? What actions/changes do you wish to see in Salinas by the year 2040?*

Marketing Materials:

Environmental Justice Workshops
Talleres de Justicia Ambiental

VISIÓN SALINAS 2040

6 PM - 8 PM @ Firehouse Recreation Center

1330 E Alisal St.

ENGLISH
9/28

ESPAÑOL
9/29

Two opportunities to join us!
Both meetings will take place at same location.
¡Dos oportunidades para acompáñanos!
Ambas reuniones se llevarán a cabo en el mismo lugar.

Join your neighbors to develop goals and strategies to help address the issues affecting our most vulnerable communities.

Topics: air quality, food access, housing, public facilities, infrastructure, etc.





Acompáña a tus vecinos para desarrollar metas y estrategias que ayuden a resolver los problemas que afectan a nuestras comunidades mas vulnerables.

Temas: calidad del aire, acceso a alimentos, vivienda, instalaciones públicas, infraestructura, etc.

For more information | Para más información: visionsalinas.org

Meeting Materials:

Environmental Justice Workshop



September 28, 2022
Firehouse Recreation Center

VISIÓN SALINAS 2040

World Café Questions:

What comes to mind when you hear this topic in relation to your community?

How can we tackle these issues together?

What actions/changes do you wish to see in Salinas in (your topic) by the year 2040?

Meeting Images:





Collective Feedback:

Housing

- Very expensive
- Overcrowding
- People can't afford to buy a home
    - Poverty (anti-poverty program) needed for EJ support. Public Bank- income based loans, housing co-op.

Existing housing improvements:

- Maintenance- landlords keeping up w/ necessary improvements
- Policies to keep landlords accountable
    - Rent control/inspections
- Improvements to existing housing and anti-displacement policies
- Look at developer fees
- Education about financial priorities in the community
- Housing type diversity:
    - Single family homes
    - Apts/studios/condos
- Wages vs. Housing costs
- Where is the housing?
- Expensive/aging/dilapidated
- Many single family housing and not enough multi-family units
- Housing inequity
- Inequity to access safe housing (linked to lead exposure)
- Policies to mandate landlord to abatement. City program to support landlords
- Water filtration systems
- Programs for affordable solar panels
- 2040- Affordable multi-family housing
- Substandard housing
- Homelessness (wide spectrum)
- Lack of housing
- Adaptive reuse (Sears, Orch). Build up higher diversity.
- Build up!
- The missing middle housing- diversify housing stock
- ADU inspection program
- Rent control
- 2040- Passive housing
- 2040- New housing w/ green energies
- Issues- not affordable

- Overcrowding
- 3.5% vacancy
- Unsafe
- Expensive/high rental costs
- Rent control:
    - % of rent increase
    - Inspection for habitability standards
    - Retaliation prevention
- City policies to safety report issues in rental units
- Build housing for the existing community:
    - Single home
    - Multi-family
    - Studios for young professionals
- Public transportation
- Size-up housing to free up existing affordable units
- Connection between housing & transit/parking
- Going vertical (mixed use)
- *Education on the idea of building up
- Housing developments incentivizing other way of transportation
- 2040:
    - Climate resilient homes
    - Smaller footprint
    - Green energy
    - Annexation?

Vivienda

- Hace mucha falta vivienda
- Costos elevados
- Gente viviendo el la calle
- Falta de mantenimiento a unidades de renta
- Exposicion a humo de tabaco/marihuana
- Lotes vacios

- Control de renta
- Utilidades
- Muchas personas en un hogar
- Mas viviendas
- Menos requisitos para rentar

Soluciones:

- Vivienda adecuada para personas con discapacidades
- Control de rentas
- Mayor control de la ciudad para inspeccionar el mantenimiento de unidades de renta
- Infracciones a arrendamientos que no hagan rearaciones
- Mas informacion de los derechos de los inquilinos

- Añadir pisos arriba de los departamentos para vivienda
- Educar personas sobre la materia
- Prioridad de vivienda para personas de Salinas
- Programas mas accesibles para personas que les gustaria comprar casa

2040

- Mas vivienda – departamentos/casas
- Programas de inspeccion a departamentos
- Facilitar el proceso de rentas
- Info sobre como residentes indocumentados pueden comprar una casa. Facilitar un programa de prestamos

- Rentas muy altas, departamentos sin espacio/pequeños y caros, viviendas de bajos ingresos- no hay mucho, cosas viejas, casas/departamentos no mantenidos, mas estacionamiento, casas no adaptadas, no buena insulacion, no guardan el ruido, no espacios para niños y autos.
- Protestar para que se hagan mas viviendas de bajos ingresos en toda la ciudad- incluyendo el centro
- Mas construccion de vivienda, mejores/facil precesos para aplicaciones/acceso a viviendas, vivienda para madres solteras, vivendas para los homeless, construir para arriba, mas ayuda economica, mejores sueldos para poer pagar una renta
- Muchos apartamentos y de bajos ingresos, facilidad de comprar casa, menos densidad en viviendas, mejor en todas las areas de salud, vivienda, infraestructura, y medio ambiente.

Housing Element Workshops

Summary:

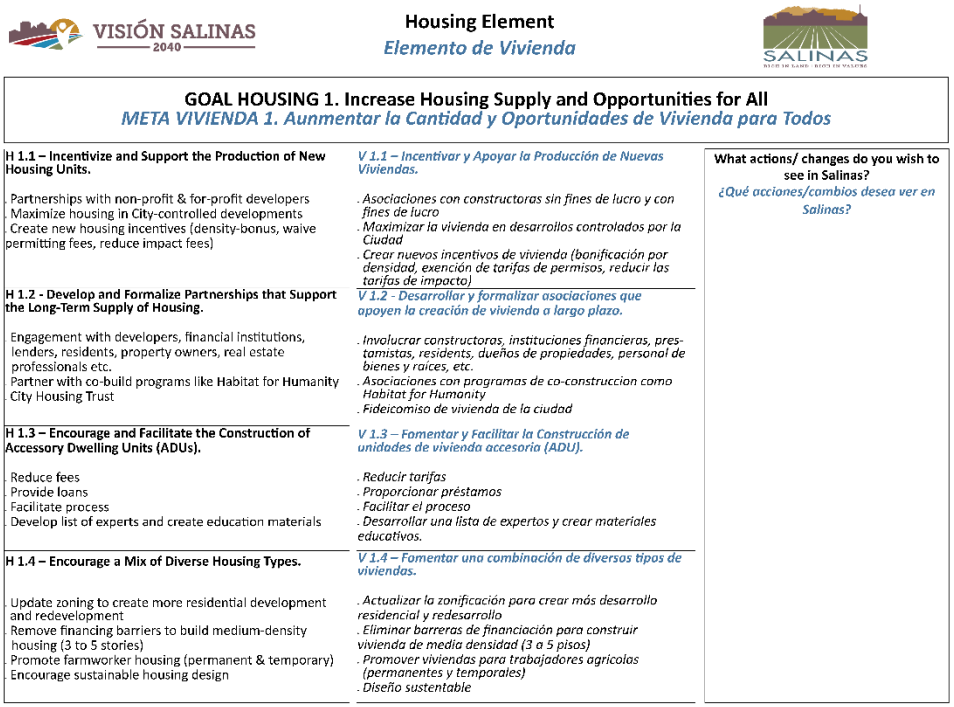
City staff partnered with City Councilmembers to facilitate conversations around the Housing Element. Three (3) workshops were coordinated combining 2-3 Council Districts. Workshops were held in North Salinas, East Salinas and South Salinas. Two of the workshops were conducted in English with Spanish interpretation (one with Mixteco translation) and one in Spanish with English

Translation. The first 30 min of the meeting, participants had the opportunity to visit 6 stations, one for each of the Housing Element goals, ask questions, and provide feedback. Each station was supported by bilingual staff. The second part of the meeting included a presentation and ended with a Q&A portion. Following the Q&A, participants had a second opportunity to visit the 6 stations and add additional feedback. Two of the stations had additional activities, one focusing on tenant services and the other on preferred building densities.

Marketing Materials:



Meeting Materials:



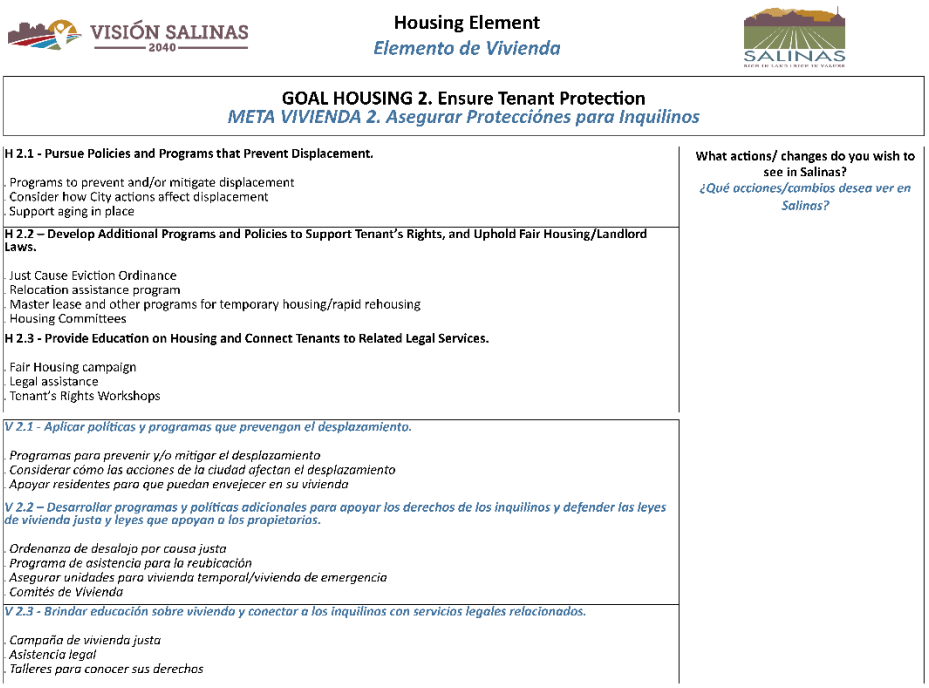
VISIÓN SALINAS 2040

Housing Element
Elemento de Vivienda

SALINAS

GOAL HOUSING 1. Increase Housing Supply and Opportunities for All
META VIVIENDA 1. Aunmentar la Cantidad y Oportunidades de Vivienda para Todos

H 1.1 – Incentivize and Support the Production of New Housing Units. . Partnerships with non-profit & for-profit developers . Maximize housing in City-controlled developments . Create new housing incentives (density-bonus, waive permitting fees, reduce impact fees)	*V 1.1 – Incentivar y Apoyar la Producción de Nuevas Viviendas.* *. Asociaciones con constructoras sin fines de lucro y con fines de lucro* *. Maximizar la vivienda en desarrollos controlados por la Ciudad* *. Crear nuevos incentivos de vivienda (bonificación por densidad, exención de tarifas de permisos, reducir las tarifas de impacto)*	**What actions/ changes do you wish to see in Salinas?** *¿Qué acciones/cambios desea ver en Salinas?*
H 1.2 - Develop and Formalize Partnerships that Support the Long-Term Supply of Housing. Engagement with developers, financial institutions, lenders, residents, property owners, real estate professionals etc. Partner with co-build programs like Habitat for Humanity City Housing Trust	*V 1.2 - Desarrollar y formalizar asociaciones que apoyen la creación de vivienda a largo plazo.* *. Involucrar constructoras, instituciones financieras, prestamistas, residents, dueños de propiedades, personal de bienes y raices, etc.* *. Asociaciones con programas de co-construccion como Habitat for Humanity* *. Fideicomiso de vivienda de la ciudad*	
H 1.3 – Encourage and Facilitate the Construction of Accessory Dwelling Units (ADUs). . Reduce fees . Provide loans . Facilitate process . Develop list of experts and create education materials	*V 1.3 – Fomentar y Facilitar la Construcción de unidades de vivienda accesoria (ADU).* *. Reducir tarifas* *. Proporcionar préstamos* *. Facilitar el proceso* *. Desarrollar una lista de expertos y crear materiales educativos.*	
H 1.4 – Encourage a Mix of Diverse Housing Types. . Update zoning to create more residential development and redevelopment . Remove financing barriers to build medium-density housing (3 to 5 stories) . Promote farmworker housing (permanent & temporary) . Encourage sustainable housing design	*V 1.4 – Fomentar una combinación de diversos tipos de viviendas.* *. Actualizar la zonificación para crear más desarrollo residencial y redesarrollo* *. Eliminar barreras de financiación para construir vivienda de media densidad (3 a 5 pisos)* *. Promover viviendas para trabajadores agrícolas (permanentes y temporales)* *. Diseño sustentable*	



VISIÓN SALINAS 2040

Housing Element
Elemento de Vivienda

SALINAS

GOAL HOUSING 2. Ensure Tenant Protection
META VIVIENDA 2. Asegurar Protecciónes para Inquilinos

H 2.1 - Pursue Policies and Programs that Prevent Displacement. . Programs to prevent and/or mitigate displacement . Consider how City actions affect displacement . Support aging in place	*V 2.1 - Aplicar políticas y programas que prevengan el desplazamiento.* *. Programas para prevenir y/o mitigar el desplazamiento* *. Considerar cómo las acciones de la ciudad afectan el desplazamiento* *. Apoyar residentes para que puedan envejecer en su vivienda*	**What actions/ changes do you wish to see in Salinas?** *¿Qué acciones/cambios desea ver en Salinas?*
H 2.2 – Develop Additional Programs and Policies to Support Tenant's Rights, and Uphold Fair Housing/Landlord Laws. . Just Cause Eviction Ordinance . Relocation assistance program . Master lease and other programs for temporary housing/rapid rehousing . Housing Committees	*V 2.2 – Desarrollar programas y políticas adicionales para apoyar los derechos de los inquilinos y defender las leyes de vivienda justa y leyes que apoyan a los propietarios.* *. Ordenanza de desalojo por causa justa* *. Programa de asistencia para la reubicación* *. Asegurar unidades para vivienda temporal/vivienda de emergencia* *. Comités de Vivienda*	
H 2.3 - Provide Education on Housing and Connect Tenants to Related Legal Services. . Fair Housing campaign . Legal assistance . Tenant's Rights Workshops	*V 2.3 - Brindar educación sobre vivienda y conectar a los inquilinos con servicios legales relacionados.* *. Campaña de vivienda justa* *. Asistencia legal* *. Talleres para conocer sus derechos*	

VISIÓN SALINAS 2040

Housing Element
Elemento de Vivienda

SALINAS

GOAL HOUSING 3 Ensure Safe and Healthy Housing for All Residents
META VIVIENDA 3 Garantizar Viviendas Seguras y Saludables para todos los Residentes

H 3.1 – Improve the Quality and Condition of Rental Housing

. Rental registration program
. Tenant and landlord education on common safety concerns
. Tools for Code Enforcement to connect residents to alternate housing
. Regulations for boarding houses

H 3.2 – Continue to Promote Rehabilitation of Existing Housing Units.

. Housing rehabilitation/improvement programs
. Expand residential programs to improve general maintenance conditions
. Housing condition assessments
. Promote removal of lead based paints, mold, and other health risks
. Support programs for energy/water conserving retrofits

V 3.1 – Mejorar la calidad y el estado de las viviendas de alquiler

. Programa de registro de alquiler
. Educación para inquilinos y propietarios sobre preocupaciones comunes de seguridad
. Recursos para el departamento de Cumplimiento del Código para conectar a los residentes con viviendas alternativas
. Reglamento para casas de huéspedes

V 3.2 – Continuar promoviendo la rehabilitación de unidades de vivienda existentes.

. Programas de rehabilitación/mejora de viviendas
. Ampliar los programas residenciales para mejorar las condiciones generales de mantenimiento
. Evaluaciones de las condiciones de la Vivienda
. Promover la eliminación de pinturas a base de plomo, moho y otros riesgos de salud
. Programas de apoyo para modernizaciones de conservación de agua/energía

What actions/ changes do you wish to see in Salinas?
¿Qué acciones/cambios desea ver en Salinas?

VISIÓN SALINAS 2040

Housing Element
Elemento de Vivienda

SALINAS

GOAL HOUSING 4 Advance Housing Affordability and Opportunity at all Income Levels
META VIVIENDA 4 Avanzar la Asequibilidad y Oportunidad de Vivienda para todos los Niveles de Ingreso

H 4.1 – Advance Rent Stabilization.

. **Explore** moratorium on rent increases
. **Explore** Rent Stabilization Ordinance

H 4.2 – Facilitate the Production of Affordable Housing.

. Secure new **funding** sources
. Create new **incentives**
. Ensure Inclusionary Ordinance implementation on large projects

H 4.3 – Preserve and Expand the Existing Affordable Housing Stock

. Create list of units at risk of expiring from affordability covenants
. Purchase at-risk housing/work with non-profits to facilitate purchase of at risk housing
. Create more deed-restricted affordable units

V 4.1 – Avanzar la Estabilización de Rentas.

. Explorar moratoria en los aumentos de alquiler
. Explorar Ordenanza de Estabilización de Rentas

V 4.2 – Facilitar la Producción de Vivienda Asequible.

. Asegurar nuevas fuentes de financiación
. Crear nuevos incentivos para la producción
. Asegurar la implementación de la Ordenanza Inclusiva en los proyectos grandes

V 4.3 – Preservar y expandir la cantidad de viviendas asequibles existentes

. Crear una lista de unidades con convenios/acuerdos de asequibilidad proximos a venserse
. Comprar viviendas en riesgo/trabajar con organizaciones sin fines de lucro para facilitar la compra de viviendas en riesgo
. Crear más unidades asequibles con escritura restringida

What actions/ changes do you wish to see in Salinas?
¿Qué acciones/cambios desea ver en Salinas?

VISIÓN SALINAS 2040

Housing Element
Elemento de Vivienda

SALINAS

GOAL HOUSING 4 Advance Housing Affordability and Opportunity at all Income Levels
META VIVIENDA 4 Avanzar la Asequibilidad y Oportunidad de Vivienda para todos los Niveles de Ingreso

H 4.4 – Promote Housing Opportunities Among Existing Residents.

. Resources for seniors
. Inclusionary housing lotteries
. Local Preference Policy

H 4.5 - Connect Residents to Financial Resources.

. Distribute information related to financial assistance programs
. Down payment assistance program
. Alternative energy programs
. Utilities assistance programs

H 4.6 – Provide Assistance to Special Populations.

. Home ownership education
. Assistance for undocumented residents
. Shelters, navigation centers, and transitional housing to eliminate homelessness

V 4.4 – Promover oportunidades de vivienda entre los residentes existentes.

. *Recursos para personas de la tercera edad*
. *Loterías de vivienda inclusiva*
. *Reglamento de preferencias locales*

V 4.5 - Conectar a los residentes con los recursos financieros.

. *Distribuir información relacionada con los programas de asistencia financiera*
. *Programa de asistencia para el pago inicial*
. *Programas de energía alternativa*
. *Programas de asistencia de servicios públicos*

V 4.6 – Brindar Asistencia a Poblaciones Especiales.

. *Educación para personas interesadas en comprar vivienda*
. *Asistencia para residents indocumentados*
. *Asistencia para eliminar barreras en la arquitectura de la casa para residents con discapacidades*
. *Refugios, centros de navegación y viviendas de transición para eliminar la falta de vivienda*

What actions/ changes do you wish to see in Salinas?
¿Qué acciones/cambios desea ver en Salinas?

VISIÓN SALINAS 2040

Housing Element
Elemento de Vivienda

SALINAS

GOAL HOUSING 5. Stabilize and Support Neighborhoods
META VIVIENDA 5. Estabilizar y Apoyar a los Vecindarios

H 5.1 – Collaborate with Residents to Improve Neighborhoods.

. Beautification program
. Neighborhood clean-ups
. Blight elimination
. Community engagement
. Promote use of SalinasConnect App
. Invest in disadvantaged neighborhoods
. Work with residents to implement plans

H 5.2 – Leverage Code Enforcement Strategies to Improve Neighborhoods.

. Use code enforcement strategically
. Code enforcement education
. Strengthen partnerships to promote safety
. Increase code enforcement staffing

V 5.1 – Colaborar con los residentes para mejorar los vecindarios.

. *Programa de embellecimiento*
. *Limpiezas en los vecindarios*
. *Eliminación de desperdicios*
. *Incrementar involucramiento comunitario*
. *Promover el uso de la aplicación SalinasConnect*
. *Invertir en vecindarios de bajos recursos*
. *Trabajar con residentes para implementar planes*

V 5.2 – Utilizar las estrategias de cumplimiento de códigos para mejorar los vecindarios.

. *Utilizar las normas de cumplimiento de códigos estratégicamente*
. *Educación sobre el cumplimiento de códigos*
. *Fortalecer conexiones para promover la seguridad*
. *Aumentar el personal encargado con el cumplimeinto de códigos*

What actions/ changes do you wish to see in Salinas?
¿Qué acciones/cambios desea ver en Salinas?

VISIÓN SALINAS 2040

Housing Element
Elemento de Vivienda

SALINAS

Which housing services/resources would you like to see?
¿Que servicios/recursos de vivienda te gustaria ver?

Emergency Housing Relocation Fund / *Fondo de Reubicación de Vivienda*



First-time Homebuyer Workshops & Down Payment Assistance / *Talleres para Primeros Compradores de Vivienda Ayuda con el Pago Inicial de Compra de Vivienda*



Tenant/Landlord Rights & Responsibilities Workshops | *Talleres de Derechos y Responsabilidades como Inquilino/Arrendador*



Housing Stabilization Fund (help with deposit, one month of rent, etc.) & Financial Education| *Fondo para Estabilización de Vivienda (ayuda con deposito, un mes de renta, etc.) Y educación financiera*



Mediation & Conflict Resolution | *Mediación y resolución de conflicto*



Tenant/Landlord Toolkit | *Herramientas para inquilinos/arrendadores*.



Others | *Otros:*

Examples:
- Rental Agreement Templates
- List of licensed contractors
- Code violation assistance
- Housing vouchers information
- Utility Assistance Programs

Ejemplos:
- Ejemplos de contrato de alquiler
- Lista de contratistas con licencia.
- Asistencia por violación del código
- Información sobre bonos de vivienda
- Programas de asistencia de servicios públicos (agua, electricidad, basura)

VISIÓN SALINAS 2040

What kind of buildings do you want to see more of in the future?
¿Qué tipo de edificios quieres ver más en el futuro?

SALINAS

In the Downtown/City Center
En el centro de la ciudad


4 stories/pisos


6 stories/pisos


10 stories/pisos

On major roads/business areas
En las principales calles / áreas de negocios


2 stories/pisos


4 stories/pisos


6 stories/pisos

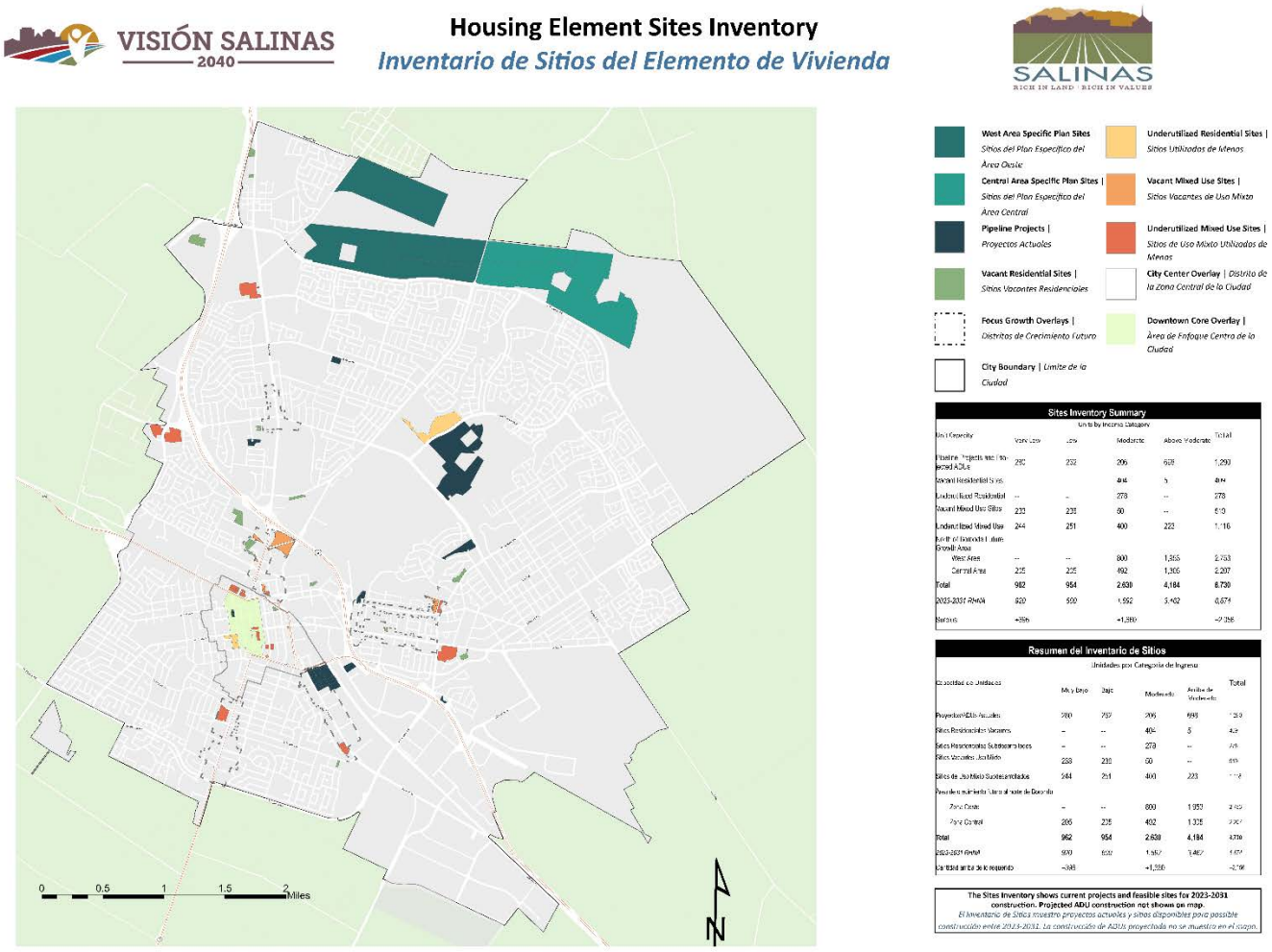
In residential neighborhoods
En vecindarios residenciales


1 stories/piso


2 stories/pisos


3 stories/pisos

Other ideas/comments | Otras ideas/comentarios



Meeting Images:










City of Salinas Housing Element Meeting
April 2023
Integrity
Attitude







Collective Feedback:

Housing Element Workshops: Goals Activity

Meeting: Santa Rita Elementary (April 19)

Goal Housing 1	
H 1.1	More changes needed to code: • Reduce parking requirements • Reduce open space requirements • Eliminate bedroom mix requirements Incentivize suggestions:

	• Increased height • Ministerial reviews
H 1.2	
H 1.3	
H 1.4	
Other changes you would like to see in Salinas:	• Farmworker housing—this should be growers' responsibility • Create new housing, beautification, extend permit fees, reduce impact fee • More programs for tenants to help with rent • Update zoning code to from based • Prove loans • Facilitate the application process for home sales • Lower rent and home prices • Agriculture can put FEMA trailers on 1 acre of their 1000 acres and have white Ag bus transportation the hard-working people to work sites. If you give good housing—they will come. • Update zoning for more mixed-use development • Promote homes for agricultural workers (permanent/temporary) • Update zoning to create more residential development. • Eliminate the barriers of financialization to build 3 story buildings

Goal Housing 2	
H 2.1	• Mitigate displacement, help low-income tenants • Rent stabilization • Regulate the application fees • Limit the number of applications per rental unit
H 2.2	• Redundant with state policy • Legal assistance for undocumented folks, beyond tenant education
H 2.3	• Mediation services
Other changes you would like to see in Salinas:	• Rental units need maintenance and ensure the cost is not passed onto the tenant. • Workshops/meetings for the community to understand terms used by city/what are some decisions the City can make • On going support for people transitioning into housing • Renter and homeowner education • City guarantees on less-than-qualified tenants

	• Financial coaching around general household budget and ADU financing strategy + math

Goal Housing 3	
H 3.1	• When white Ag buses continually break the rules of "NO Ag buses in neighborhoods" --they have to let off workers at bus stop—City must fine ag buses. They City insists we full time residents follow the rules. So, why can't the city make Ag people follow rules? Let's work together to HELP EVERYONE.
H 3.2	
Other changes you would like to see in Salinas:	• Better conditions in rental apartments: stove, vent, rent reduction • Mediation to resolve complaints or problems between landlords and tenants • Legal assistance from a lawyer to support tenants • Clear guidelines for resources the City has and the point of contact • Promote the homeowner rehab program • Beyond tools: having a safety net for residents that may be evicted due to rental registry/code enforcement issues. Have city fund to relocate or housing to support short- or long-term housing. • In person meetings to inform about programs the City offers • Multi-language material • Inspections are needed for safety • Protect families against complaints that are unfair. Ex: a neighbor complains if there are a lot of people in one home • Partnerships with agencies that can spread the information on services. Door-to-door, TV Ads

Goal Housing 4	
H 4.1	• Ensure landlords have enough incentive to keep their housing in the rental market—Allow increases to cover costs such as property tax, insurance, repairs. • Rent control ordinance • Develop a rent control ordinance
H 4.2	• Update housing inclusionary ordinance every 3-5 years • Explore how to use funds to benefit the largest quantity of families. For instance, building new affordable units is very costly ($500k-750k/unit). Would it be more affective

	to purchase existing housing and deed-restrict? Purchase affordability covenants from private landlords? • Increase density with open spaces and parks within walking distance • Develop greenbelts • Encourage rooftop gardens and greenspace • Create a list of available homes that can be converted to low-income housing.
H 4.3	• Help for farmworkers to buy homes/loans • Develop funds for accessible or restricted homes
H 4.4	• Requirements for inclusionary zoning • Preferences: for Salinas residents, for city residents under inclusionary ordinance • Increase transportation from housing to services for seniors.
H 4.5	• With new homes, let Salinas residents get first pick or more assistance.
H 4.6	• Incorporate/research ways to support undocumented residents using FEMA model for support--> anyone in household with SSN. • Identify a funding source(s) for undocumented residents • Where to get an application or assistance for affordable housing if I don't have a social security number • Inclusionary housing lotteries • Assistance for undocumented residents • Legal assistance for undocumented people • Meetings and explanations for first time homebuyers, step by step.
Other changes you would like to see in Salinas:	• ADU for profit. Restriction on ADU-deed restriction. • Creating more ADU units --> ADU grant • Qualify products: single family homes, ADUs • More rent for fieldworkers and help like funds for housing • Focus housing projects on major roads • Ensure data-driven decision making. Policies such as rent control and inclusionary ordinances sounds nice, but have been studied and not work as intended • Homes for fieldworkers and have a limit on price for those who do not earn as much as others.

Goal Housing 5	
H 5.1	• More beautification for North Salinas • Beautification, community engagement, investment in disadvantaged neighborhoods

	• Everything should happen • Create funds for beautification, give paint, and prepare a newsletter with guidelines to apply
H 5.2	• Develop an informative flyer about the codes • Assess the effects of enforcing the codes. • Strict code enforcement can cause many families to be evicted
Other changes you would like to see in Salinas:	• Adding bin containers in neighborhoods • Collaborate with the health department on restrictions with smoke • Replacement of landscaping and trees to be native species

Table 1: Goal 2 Ensure Tenant Protection Pop-up Activity – Workshop #1

Which housing services/resources would you like to see?	**Votes**
Emergency Housing Relocation Fund	6
Tenant's Rights & Responsibilities Workshops	9
Legal Support	4
First-time Homebuyer Workshops	9
Housing Stabilization Fund (help with deposit, one month rent, etc.)	10
Down Payment Assistance	10

Table 2: Preferred Density Pop-up Activity Results – Workshop #1

What Kind of Buildings do you want to see in the future?		**Votes**
In the downtown/City Center	4 Stories	0
	6 Stories	4
	10 Stories	1
On major roads/business areas	2 Stories	2
	4 Stories	1
	6 Stories	2
In Residential Neighborhoods	1 Story	1
	2 Stories	2
	3 Stories	0

Table 3: Goal 2 Ensure Tenant Protection Pop-up Activity – Workshop #2

Which housing services/resources would you like to see?	**Vote**	Community Comments:
Emergency Housing Relocation Fund	19	Yes!
Tenant's Rights & Responsibilities Workshops	17	
Mediation & Conflict Resolution	10	
First-time Homebuyer Workshops	27	
Housing Stabilization Fund (help with deposit, one month rent, etc.)	29	
Tenant/Landlord Toolkit	11	Parking conflicts. Disputes over parking infractions.

Table 4: Preferred Density Pop-up Activity Results – Workshop #2

What Kind of Buildings do you want to see in the future?		Vote
In the downtown/City Center	4 Stories	16
	6 Stories	8
	10 Stories	5
On major roads/business areas	2 Stories	15
	4 Stories	8
	6 Stories	14
In Residential Neighborhoods	1 Story	19
	2 Stories	16
	3 Stories	17
Other ideas:	Gated community, safer area.	
	Allow pets in apartments	

IV. Sustainable Agricultural Lands Conservation Grant

Summary:

The City has augmented General Plan Update community engagement with the support of the Sustainable Agricultural Lands Conservation Grant. Part of this grant includes a contract for direct outreach with the support of a community-based organization. In the summer of 2022, the City entered a contract with the Center for Community Advocacy (CCA). CCA is tasked with leading direct outreach with Salinas stakeholders, focusing primarily on farmworkers and their families. This work is facilitated by eleven (11) General Plan Update Ambassadors. CCA staff and ambassadors began GPU engagement early June 2022 and have utilized a variety of strategies including large group presentations, community conversations(surveys), pop-up activities and house meetings (activities detailed below).

Presentations & Community Conversations:

The presentations and community conversations conducted by SALC Ambassadors have assisted with the collection of concerns and challenges around housing and other topics, raising awareness of the GPU and promotion of the various community workshops.

Figure 4: SALC Community Presentations

Location	Date	Number of Persons Reached
Sanborn House Food Bank	June 2022	400
Field Visit	June 2022	110
CCA Community Meeting	June 2022	30
Field Visit	July 2022	220
Field Visit	August 2022	180
Sanborn House Food Bank	January 2023	350
Total Reached		**1,290**

The presentations and community conversations conducted by SALC Ambassadors have assisted with the collection of concerns and challenges around housing and other topics, raising awareness of the GPU and promotion of the various community workshops.

Presentation Materials:

City staff has assisted CCA with the preparation of bilingual outreach materials. A GPU tool kit has been widely used to lead broad conversations and gather community input. The tool kit targets three priority areas- Housing, Public Safety and Environmental Justice.



VISIÓN SALINAS 2040

General Plan Update

WHAT IS THE GENERAL PLAN AND WHY IS IT IMPORTANT?

The General Plan helps create a path to achieve our community's collective vision with a series of goals, policies and objectives. Our last General Plan Update was completed in 2002 and we have new topics to cover.

This tool kit will focus on three key topics: **Housing, Public Safety & Environmental Justice.**

PLAN TOPICS

- Land Use
- Housing
- Circulation
- Conservation & Open Space
- Noise
- Economic Development
- Community Design
- Environmental Justice

SHARE YOUR IDEAS AND HELP US CREATE NEW STRATEGIES TO BUILD A MORE PROSPEROUS AND RESILIENT SALINAS!



HOUSING



PUBLIC SAFETY



ENVIRONMENTAL JUSTICE

If you have ideas beyond these three topics, we'd love to hear them!

HOUSING



KEY INFORMATION

- Salinas has limited land availability particularly for housing developments.
- Salinas is surrounded by protected agriculture land.
- Housing/developments cannot be built on flood plains.
- **Future Growth Area:** Plans have been adopted for future housing developments.
- Available land = outside City limits
- **46%** of our current land use is dedicated to housing.
- **19.3%** of units = overcrowded (more than 1 occupant per room).
- Median home price November 2021 = **$666,250***

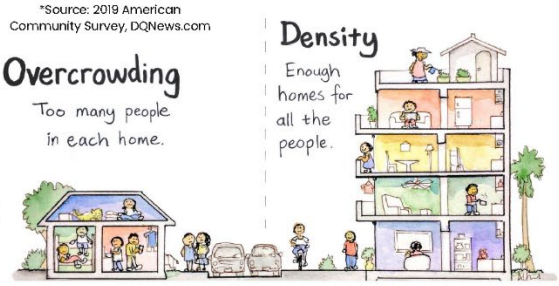
*Source: 2019 American Community Survey, DQNews.com

HOW CAN WE CREATE MORE HOUSING?

- Build out Future Growth Area
- Infill development and higher density housing

Infill development = building within unused & underutilized lands

High density housing = taller housing buildings



Source: 2020 Density vs Overcrowding, bendyimby.com

WHAT KIND OF HOUSING WOULD YOU LIKE TO SEE IN THE FUTURE?



2 Stories
20 units per acre



4 Stories
40 units per acre



3 Stories
20+ units per acre



6 Stories
80+ units per acre

PUBLIC SAFETY

WHAT IS PUBLIC SAFETY?

Public Safety refers to protecting the general public from crimes, disaster and other potential dangers.



KEY INFORMATION

- Since 2007, violent crime has dropped by **40% .**
- In 2018/19, **73%** of SUHSD 9th graders reported feeling safe or very safe in their neighborhood.
- Between 2009-2018 sixty-two **(62)** individuals died in traffic collisions.
- The SFD went from **8,000** calls in 2002 to **16,000** calls a year in the last few years.

KEY CATEGORIES

- **Community Relations & Violence Prevention**
- **Human Activity Hazards**
- **Natural Hazards**
- **Hazards Response**

WHAT DO EACH OF THE CATORIES COVER?

Community relations & Violence/Crime Prevention: Creating and maintaining a safe environment beyond policing, i.e., programs that address the source of criminal activity.
Human Activity Hazards: Human activities such as flying, use of cars, water storage, use of pesticides and other hazardous materials.









Natural Hazards: Refer to disasters caused by earthquakes, flooding, landslides, and wild fires.
Hazards Response: Proper preparation to minimize the disruption, personal injury, and property damage associated with both human and natural hazards.

WHAT MAKES A HEALTHY AND SAFE COMMUNITY?

- Civic Engagement
- Arts & Culture
- Public Education
- Healthcare
- Parks and Recreation
- Employment
- Public Transportation
- Housing



Source: Davis Public Safety, davis-public-safety.carrd.co

HOW CAN WE WORK TOGETHER TO MAKE OUR COMMUNITY SAFER?

ENVIRONMENTAL JUSTICE

WHAT IS ENVIRONMENTAL JUSTICE?

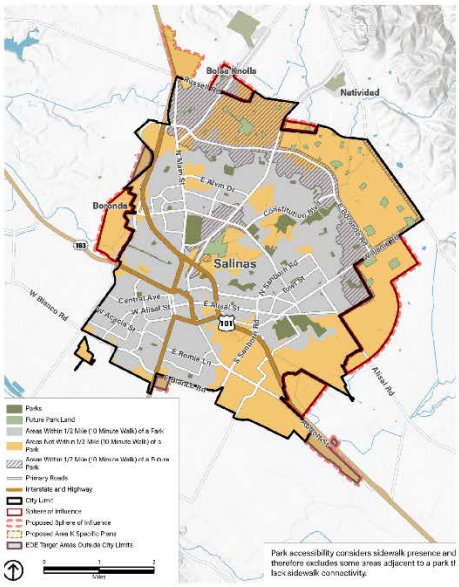


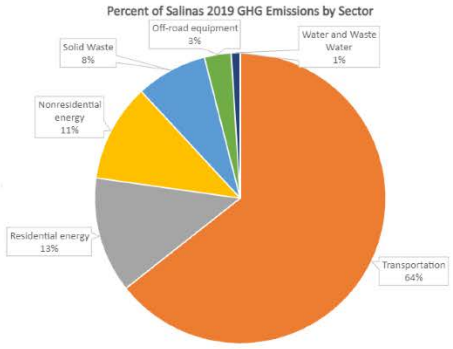
The fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. — CalEPA7

WHY IS IT IMPORTANT?

Throughout the history of our country, low income communities, communities of color, indigenous peoples and tribal nations, and communities of color have disproportionately experienced some of the greatest environmental burdens and health problems.

KEY INFORMATION





- Salinas has **1.8 acres** of park per 1,000 residents, compared to the State standard of **3 acres** per 1,000 residents.
- Monterey County has the highest food insecurity among all **58** California counties.
- **66%** of Hispanics in Salinas do not have health insurance.
- Transportation and residential buildings accounted for about **70%** of GHG emissions in 2019.

ENVIRONMENTAL JUSTICE TOPICS



WHICH THREE EJ TOPICS ARE THE MOST IMPORTANT TO ENSURE ALL NEIGHBORHOODS HAVE ACCESS TO HEALTHY LIVING CONDITIONS AND ENVIRONMENTS?

Presentation Images:











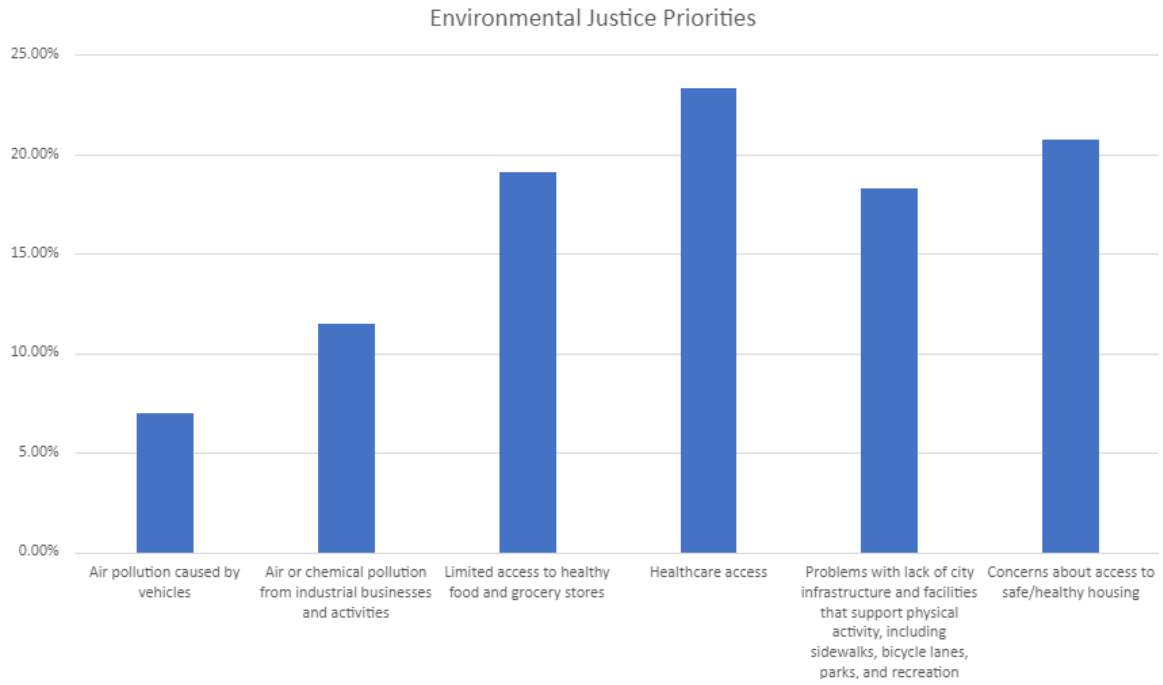
Pop-up Activities:

SALC Ambassadors participated in four (4) pop-up activities over the summer of 2022. These efforts focused on environmental justice priorities and preferred building densities.

For the EJ pop-up, participants were asked to select their top 3 EJ priorities out of the 6 listed on the board. Participants received three sticker dots and were able to vote for 3 or add multiple votes to their top priority. Healthcare access and access to safe and healthy housing were the top two.

Figure 5: Environmental Justice Pop-up Totals

Which three issues do you think are the most important to ensure all neighborhoods have access to healthy living conditions and environments? (3 votes per participant)	
Air pollution caused by vehicles	73
Air or chemical pollution from industrial businesses and activities	120
Limited access to healthy food and grocery stores	200
Healthcare access	244
Problems with lack of city infrastructure and facilities that support physical activity, including sidewalks, bicycle lanes, parks, and recreation	191
Concerns about access to safe/healthy housing	217
Total Votes	**1045**
Total Participants	**348**



Pop-Up Materials:

VISIÓN SALINAS 2040

Environmental Justice Priorities

Prioridades de Justicia Ambiental

SALINAS
RICH IN LAND · RICH IN VALUES

Which three issues do you think are the most important to ensure all neighborhoods have access to healthy living conditions and environments?

¿Qué tres temas cree que son los más importantes para garantizar que todos los vecindarios tengan acceso a condiciones de vida y entornos saludables?

Air pollution caused by vehicles. | *Contaminación del aire causada por vehículos* 	**Limited access to healthy food and grocery stores.** | *Acceso limitado a alimentos saludables y mercados.*  	**Problems with or lack of city infrastructure and facilities that support physical activity, including sidewalks, bicycle lanes, parks, and recreation centers.** | *Problemas o falta de infraestructura e instalaciones de la ciudad que apoyen la actividad física, incluyendo banquetas, carriles para bicicletas, parques y centros de recreación.*  
Air or chemical pollution from industrial businesses and activities. | *Contaminación atmosférica o química causada por negocios y actividades industriales.* 	**Health care access.** | *Acceso a la atención médica*  	**Concerns about access to safe/healthy housing.** | Preocupaciones sobre el acceso a viviendas seguras/saludables. 
Other issues | ***Otros temas:***		

Pop-up Images:




OPEN
107


What kind of buildings do you want to see mo
the future?
é tipo de edificios quieres ver más en el fu



House Meetings:

House Meetings are a traditional community-organizing tactic to gather community input and share information on a particular campaign. Ambassadors began house meetings focused on the housing element early February 2023 and continued through April 2023. Collectively they've facilitated ninety-five (95) house meetings reaching over three hundred and forty (340) farmworkers and their families. SALC outreach efforts have primarily been conducted in Spanish, Mixteco and Triqui and aim to include resident voices who are often left out of the decision-making process.

House Meetings Images:










GAP

V. City Budget Engagement

Engagement Summary:

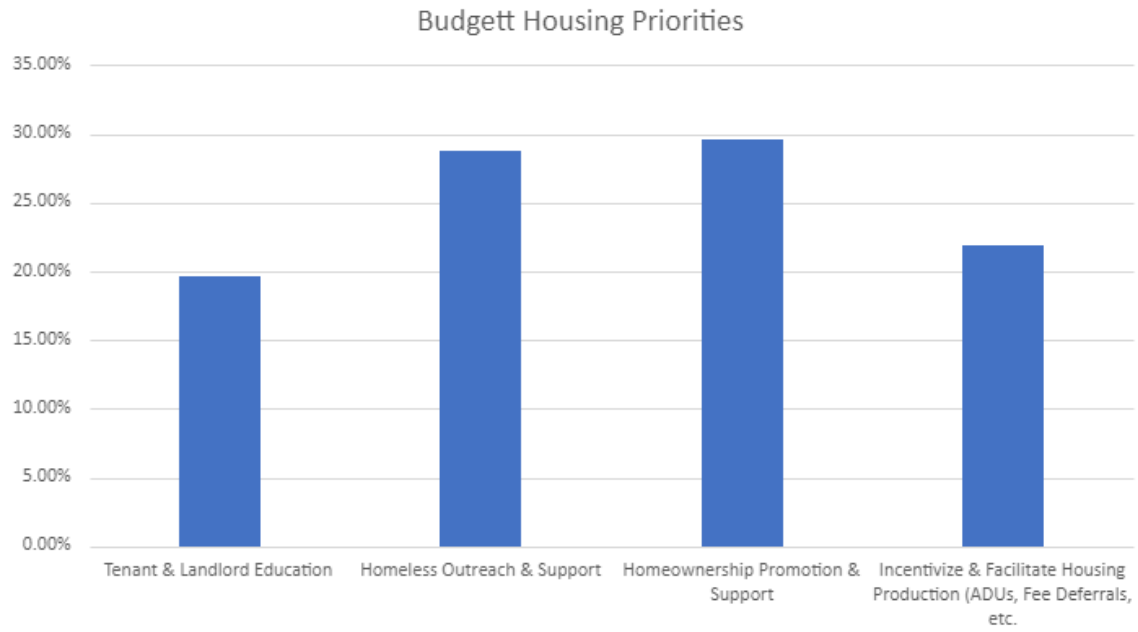
City staff held forty (40) pop-up activities across the city, which resulted in over (1,600) responses. Residents were asked to choose (2) two priorities for each of our Vision Salinas 2040 Guiding Principles. The City also released a public survey using the same categories and priorities. The survey results included (2,711) responses and had Homeownership Promotion & Support as the top housing priority and Homeless Outreach & Support as the second.

Figure 6: Budget Meeting Outreach Results

Housing Priority	Pop-up Activity Votes	Budget Survey Votes	Collective Total
Tenant & Landlord Education	18.03%	20.68%	19.69%
Homeless Outreach & Support	31.83%	27.04%	28.82%
Homeownership Promotion & Support	26.27%	31.50%	29.55%
Incentivize & Facilitate Housing Production (ADUs, Fee Deferrals, etc.	23.86	20.76%	21.92%
Total Participants			4,311



Figure 7: Budget Housing Priorities Combined



Budget Outreach Images:









VI. Collective Housing Feedback Recurring Themes

Housing Community Feedback- Recurring/New Themes

Sources: Existing Conditions Workshop, Visión Website, Built Environment Working Group, Land Use Workshop, Community Design Workshop, EJ Element Workshop, Budget Survey 2022 & 2023

Current Housing Element Goals:

Goal H-1: Provide a range of housing types and a variety of affordability levels to address existing and projected housing construction needs in Salinas.

• Housing diversity
• Mixed use development
  o More green spaces in new development
  o More multi-family housing
• Missing middle housing
• Tiny homes
• Home share programs, housing cooperatives
• Homes with smaller land footprint
• New developments should have community spaces
• Development on City owned land
• Convert parking lots into housing
• Promote adaptive reuse projects
• Pre-approved plans
• Permit streamlining
• High density housing
  o Downtown
  o Near large shopping centers
• Transit oriented development
• Connection between housing and transit
• Walkable communities

Goal H-2: Maintain and improve existing neighborhoods and housing units.

- Code enforcement to mitigate overcrowding
    - RV storage not used as living space
- Incentivize homeowners (loans) for home renovations
- Rehab projects, retrofitting current stock
- Housing education- City's role, tenants' rights, landlord rights, homeownership, housing fraud
    - Programs for landlords (financing) to make units ADA accessible, up to code, fix homes in poor conditions
    - More homeowner relations/communication w/ City
- High density housing
- Climate resilient housing
    - Solar
    - Water conservation
- Redevelopment in underutilized sites
- Poor housing conditions
- Legal services for renters

GOAL H-3: Ensure that all segments of the community have access to safe and decent housing that meets their diverse needs.

- Housing for people with disabilities
- Homeless support
    - Programs to reduce homelessness
    - Housing for homeless
    - Blight around homeless encampments
    - Spaces for unhoused during winter
    - Mental health support, rehab programs
    - Public restrooms, mobile showers
    - Outreach and support
    - Donation stations, food banks, soup kitchens, more shelters
- Policies to keep landlords accountable
- Collaborate with County, State and churches to provide housing services
- Land trusts
- Create economic partnerships
- Work with districts to create housing for staff
- home share programs, housing cooperatives
- Housing for single moms and access to childcare

Topics missing from 2015-2023 Housing Element Goals and Policies

- Resources for undocumented residents
- Overcrowding

    - Address health and safety concerns
- Policies to keep landlords accountable
- Rental housing inspections
- Clean/remove toxic waste close to housing
- Anti-displacement policies
    - Retaliation prevention
- Prevent gentrification
- Eviction protections
- No Smoking- policies in rental properties
- Recognize your neighbor program
- Local preference policy
    - Inclusionary lottery
- Parking
    - Reduced parking requirements
    - Parking mitigation
- Rent control, rent stabilization
- Beautification programs
- Developer fees
- Farmworker housing
    - More control/coordination with H2A/temp worker housing
    - Local preference for farmworkers
    - Work with Ag companies to build housing
- First time home buyers
    - Loans for first time home buyers
    - Education, trainings

VII. Public Meetings and Hearings

In addition to the extensive outreach program, the City also conducted multiple public hearings to review the Draft Housing Element:

Noticing Period: May 12, 2023 through June 20, 2023.

- May 17, 2023: Planning Commission Update on Draft Housing Element
- June 6, 2023: Housing and Land Use Subcommittee Update on Draft Housing Element
- June 20, 2023: City Council Presentation of Draft Housing Element and Resolution

Discussion of the Housing Element update also occurred during the presentations of the General Plan and Housing Element Annual Program Reports and at the Visión Salinas 2040 Steering Committee meetings.

- February 22, 202: Visión Salinas 2040 Steering Committee
- March 1, 2023: Planning Commission
- March 21, 2023: City Council
- March 22, 2023: Visión Salinas 2040 Steering Committee

Comments received on the Draft Housing Element to date, along with staff recommendations on changes to the Draft Element have been reviewed by the City Council's Housing Subcommittee, Planning Commission, and City Council. Additional technical clarifications, housing policies, and program actions have been incorporated into the Housing Element.

VIII. Comment Letters and Responses

Summary of Comment Letters on the Draft City of Salinas 6th Cycle Housing Element

This table summarizes responses to comments received on the Draft Housing Element between May and November 2023. Full copies of each letter are included after this table.

Building Healthy Communities

We recommend the use of "Community Benefits Agreements" to all large scale projects (defined as $5 million or larger in Total Development Costs) to ensure that housing or mixed use projects with commercial components invest in the neighborhood and not just the site that they are developing. We also recommend that "community benefits agreements" have local hiring provisions. These CBA's should include partnerships with schools, and the improvement of parks and recreational facilities and or have amenities onsite that are available to the community at large. By facilitating CBA's we can ensure that engagement between residents and City staff and public servants will happen, and that this engagement contributes to the culture of resident centered involvement.	Staff will conduct additional research on CBAs and meet with BHC to discuss. A $5 million threshold would apply to virtually all multifamily projects, which could considerably slow production. Some of the common benefits of a CBA may be achieved through other measures such as inclusionary housing, park impact fees, and changes to the zoning code.
The City should provide housing education workshops on a quarterly basis in different parts of the City to ensure all residents have access to current information and legal services.	Increased number of yearly educational workshops to four in Program 10 and the Summary of Meaningful Actions (Table 63)
The City must fully implement its Rental Registry Program and fully fund Rental Assistance and Legal Assistance Programs. If landlords are not making necessary improvements to maintain habitability and	Comment noted. Please see Programs 8 and 9 for Rental Registry implementation and fair housing outreach.

meet Fair Housing Laws then the City should work with local housing advocacy groups to implement additional code enforcement and fair housing protections.	
According to the Draft Housing Element, approximately 37.8% of the City's renter occupied units (8,138/ 21,530) were built before 1970 suggesting that these 50 year old housing units are likely in need of rehabilitation and should be among the primary targets for code enforcement.	Comment noted. Program 11 discusses code enforcement and Program 14 details reinstating the Housing Services Program to assist low-income households with rehabilitation assistance.
It is also important for the City to be clear, and to report out, how much more of this type of housing is planned, and if it will impact the City.	See comment response below.
We see the value that good quality H2A housing can bring by helping to reduce overcrowding, however we do not know what the long term strategy is for these developments? What is the current need and projected demand for H2A housing? How many more H2A developments are planned in or near Salinas? How does this impact City infrastructure services like sanitation, water, streets, motel vacancies, neighborhoods? Are there plans to redevelop the large development sites such as Casa Boronda (75 units/ 600 beds) or Harvest Moon (150 units/ 1,200 beds) into family housing? It is highly recommended that the City commission a study to answer these important questions.	The only other H2A currently in planning adjacent to city limits is the Sconberg Farmworker Housing Project. The County has final controls on approvals of projects like this but must work with the City to connect to its infrastructure and mitigate impacts. The development owner would have to initiate any plans to convert existing projects to family housing or housing for permanent residents. This may be unlikely in the short term as there is still unmet need for H2A worker housing. The City passed an ordinance in 2021 allowing hotels/motels to obtain a CUP to fully operate as extended stay for H2A or other seasonal workers, in part to relieve pressure on other forms of housing in city limits for permanent residents. Farmworker housing is discussed in Program 24, which seeks to implement the 2018 Farmworker Housing Study and Action Plan for Salinas Valley and Pajaro Valley. Due to the high numbers of year-round/permanent farmworkers in Salinas, this document prioritized working with the County and growers to develop seasonal housing outside city limits, while focusing on affordable housing within.
Understanding that the H2A housing vacancy is only for a segment of the year, the City	Added action to Program 24: Farmworker Housing -

should explore opportunities to work with the Ag industry and the County of Monterey to allow occupancy of vacant units for temporary housing during the off season.	"Explore opportunities to utilize H2A and other farmworker housing that is vacant off-season for rapid rehousing or other short-term housing uses."
Many residents are opposed to the idea of higher density because of parking concerns. Given this, we need to stress multimodal transportation opportunities especially in transit rich corridors in the Alisal and other areas of the City to encourage walkable neighborhoods and less reliance on vehicles wherever this is possible.	Comment noted. Increasing transit use and active transportation is important to the City and mentioned in polices and programs under Goal 1. The City is also updating its Circulation Element, Active Transportation Plan, and creating a Climate Action Plan, where these alternatives will be discussed in more detail.
The need for open space was a recurring topic throughout the Alisal Vibrancy Plan community engagement, with a primary concern for our youth. We thank the City for moving the Carr Lake project forward, and acknowledge the work done by Big Sur Land Trust in this effort and the partnership with Monterey County. We ask the City to prioritize the build out of this regional park and ensure the local neighborhood, La Posada, is connected, and that these renters have access to resources to improve this older housing stock.	Comment noted.
We fully support HE Goal 4.1 Advance Rent Stabilization and further request that a specific timeline for implementation be established immediately. There is no reason why a strong rent stabilization ordinance can not be enacted by the end of 2023.	Added the following as a Quantified Objective to Program 8: "Complete an analysis of rent stabilization options by end of 2024 and implement any chosen ordinance by 2025." Considering current capacity, 2023 is not feasible.
The City should establish an annual Affordable Housing Month and work with local and regional partners to present current and near term housing opportunities... As an example, the primary developer of the Central Area Plan agreed to build affordable homes in each phase of their project and not just the end as other developers have done; these homes must be made available to eligible first time homebuyers.	The City currently recognizes April as Fair Housing month and can work to expand city activities to further recognize affordable housing.
BHC has actively participated in the City's Housing Technical Advisory Committee. We see value in this diverse group and being able to advise the City's many housing related	The City's Housing Technical Advisory Committee (TAC) is an informal stakeholder committee formed to study a particular issue, not a standing official Commission

policies. However, the needs of renters is not always a priority for the TAC. We strongly recommend that the City establish a Renters Commission that focuses solely on issues impacting renters and helps the City to move its body of rental housing policies forward on a more expeditious timetable.	such as the Planning or Transportation Commissions. TAC membership can change depending on the subject and includes viewpoints from multiple sides to attempt to reach consensus.
Given the large number of residents working in agriculture, we recommend that the City continue to grow partnerships within the Ag industry to create childcare centers for their workers. Partnerships should also exist in the Alisal Union School District and its schools, as well as with other industries that would help to address this significant barrier to income generation, and therefore, housing.	Comment noted. Childcare and workforce support/development will be discussed more in the Economic Development Element update as part of the General Plan update that is underway.
We support the City taking proactive steps "to reverse patterns of discrimination by investing in disadvantaged neighborhoods through implementing the Alisal Vibrancy Plan (including ANRSA), Chinatown Revitalization Plan, and Downtown Vibrancy Plan." And we would like to underscore the City's view of the importance of ensuring that these Plans "have the resources to reverse the effects of historic neglect."	Comment noted.

LandWatch

Parking: The Housing Element should include a policy to minimize parking requirements and a program to review and reduce or eliminate parking requirements for development proximate to transit facilities. An implementing program should also review and require separate pricing for parking in rental units as an inducement to minimize car ownership and parking requirements.	Comment noted. State law AB 2097 currently prohibits minimum parking requirements for housing projects near transit. Further reductions and code changes will be considered during the zoning code update.
Local Density Bonus: The Housing Element should include a policy and implementing program to adopt a local density bonus that goes beyond the mandates of the State DB law. For example, the percentage bonuses could be increased at all levels of affordability and the number of concessions could be increased.	Comment received. The City is currently updating its density bonus ordinance.

LandWatch opposes making the East Area Specific Plan a priority in the Housing Element because it is not needed to meet the 6th Cycle RHNA, and the housing element acknowledges that it is not likely to produce units during the 8-year planning period. If the City chooses to pursue it, the EASP should equally balance affordable and market rate units and should not perpetuate the imbalance reflected in the WASP and CASP.	The EASP is important for longer term provision of housing. Program 5 strengthens consistency with the rest of the General Plan update and establishes the City's commitment to leading the EASP process. The EASP will strive to include more affordable housing by providing a wider range of housing product types at higher densities than other Specific Plans through the application of the draft Place Types, as well as the application of the City's inclusionary housing ordinance.
Current by-right permitting unclear: Tables 44 and 45 indicate that by-right permitting only occurs for single family detached uses in low and medium density areas and that site plan review (SPR) is required for uses such as multiple detached, multifamily, and duplex units. However, the housing element states that site plan review is ministerial, implying that it is based on objective standards and does not involve discretionary determinations. (HE, p. 109.) If so, approval of uses such as multiple detached, multifamily, and duplex units would seem to be ministerial and therefore in effect also "by-right." This conclusion is supported by the housing element's explanation that MFR is by right in higher density areas and SFR is by right in lower density areas. (HE, p. 111.) However, the Housing Element also states that, in the approval process, staff determine whether MFR units are exempt from CEQA after completing the site plan review. (HE, p. 81.) This implies that there is some discretionary decision making for MFR approvals, because CEQA review is only required for discretionary decisions. If SPR is ministerial and it is the only review required for MFR, it is not clear how CEQA could be required. If there is some additional discretionary review required for MFR in the areas in which Table 45 identifies only SPR, e.g., a discretionary design review or a subdivision approval, this should be clarified in the section 4.1.7 discussing local processing and permit procedure, which does not mention design review. If not, the Housing Element should explain why any MFR in these	SPR is ministerial. Text on Pg. 81 was an inaccurate description of the review process. Prior to deeming an application is complete, the planner would confirm that SPR is the correct review process (i.e. that the use/project is not subject to a CUP or another discretionary/non-ministerial form of review). The text has been revised to: "To initiate the Site Plan Review Process (SPR), the applicant files a Development Review Application with the Community Development Department. The City Planner confirms that the proposed project/use is subject to SPR, not a discretionary/non-ministerial process as part of deeming an application complete. If the application is deemed complete and that it complies with all relevant requirements, the City Planner must approve the application."

areas that does not require subdivision would be subject to CEQA.	
Over-reliance on Focused Growth and Underutilized Mixed Use sites for lower income units: Tables 58, 61, and 62 indicate that about 80% of the sites identified for very low and low income units are in Focused Growth Areas 2, 3, 4, and 5 (956 units) and only about 20% are in the Future Growth Area (410 units in the Central Area Specific Plan). Conversely, a disproportionate share of the sites for moderate and market rate units are identified in the Future Growth Area. Developing high density infill units in the Focused Growth Areas is a good idea. However, we suggest that the mix of affordable and market rate units should be roughly equal among all of the sites for several reasons.	The City encourages and supports affordable housing throughout Salinas. For the purposes of the Sites Inventory location of future affordable projects is estimated based on zones which allow 30+ units per acre, though recent projects show such affordable housing can be built in other zones. For example, the 100-percent affordable Sun Rose Apartments and Parkside Manor Phase 1 projects are built in R-M and R-H districts respectively. The allocation also cannot consider inclusionary units or density bonus units in future projects, which will also spread affordable units beyond the identified sites. While it can't be considered at this time, the adoption of the draft Place Types and implementation through zoning would significantly increase the areas of the city where 30+ units per acre is allowed.
Program 1, Provision of Adequate Sites for RHNA: As discussed above, the mix of affordable and market rate units should more nearly reflect the mix of income levels in the City's RHNA in the infill and Future Growth Area sites to reflect the AFFH commitment and to ensure that development of affordable units is not tied to the success of the Focused Growth Areas program.	See response above.
Program 2, Financial Assistance and Gap Financing: Although the City is not in position to guarantee financing, the action proposed does not provide measurable objectives for success of the program. Almost all of the actions only call for the City to "explore" or "promote" or "discuss" something, and to do so without any timeline for completion. The program would benefit from identification of specific actions to be completed in a specific timeline. For example, the actions in this program could benefit by defining specific targets for leveraging funds, allocating federal passthrough funds, and exploring the development of a commercial/industrial linkage fee.	Comment received. Program 2 updated with more specific discussion and timelines.
Program 4, ADUs: The third and fourth bullets in the action items conclude with the question, "Timeline?" Presumably this reflects incomplete drafting. At any rate, specific deadlines for these actions should be identified.	Comment received. Program timeline updated.

Program 5, East Area Specific Plan: The EASP is not needed to meet the RHNA, and the housing element acknowledges that it is not likely to produce units during the 8-year planning period. Accordingly, adoption of the EASP should not be a priority in the 6th Cycle. If the City chooses to pursue it, the EASP should equally balance affordable and market rate units and should not perpetuate the imbalance reflected in the WASP and CASP.	See previous response regarding the EASP.
Program 6, GP, Zoning Code, and Approval Process Updates: The proposal to adopt Place Types and Objective Design Standards sounds like a beneficial movement toward streamlined development approvals. The Housing Element should clarify what is meant by "Objective Design Standards." Some jurisdictions and some statutory mandates distinguish objective development standards (e.g., height, setbacks, FAR, density) from objective design review standards (e.g., criteria for colors, facades, etc.). (See, e.g., SB 2295.) Both objective development and objective design review standards are essential to ministerial by-right permitting, which should be a key goal of Program 6 for qualifying sites. Accordingly, Program 6 should be revised to call for revision of the GP and Zoning code to provide for ministerial permitting of residential units on infill sites that are not on environmentally sensitive lands. Infill could be defined "in an implementing ordinance using the language from Government Code Section 65913.4(a)(2) [SB 35] or Public Resources Code Section 21094.5(e)(1)(B) [CEQA infill exemption]. Ministerial permitting of residential projects in infill areas in Salinas is appropriate because CEQA review should be accomplished at the program rather than the project level. That is, CEQA review should take place when the City amends its General Plan or zoning code, not when a developer comes to the City with a conforming project.	With the new Place types, zoning code updates, and Objective Design Standards, the intent is to increase the amount of objective (ministerial) development review and design review. The third action of Program 6 has been updated to "Develop and adopt Objective Design Standards for residential and mixed-use development consistent with the Housing Accountability Act and increase opportunities for ministerial review."
Environmentally sensitive sites, sites subject to gentrification, and historic sites should be	The City is committed to increasing tenant protections and anti-displacement efforts. See

excepted from ministerial permitting. These sites could be defined in an implementing ordinance using the language from Government Code Section 65913.4(a)(6), (a)(7), (a)(10) [SB35]. The City should continue to require discretionary review of development approvals at such sites.	Programs on Rental Registry and Rent Stabilization and expanding Fair Housing services including establishing a just cause eviction ordinance, as well as responses to BHC comments above.
Program 7, Reduce Fees and Housing Production Constraints: We support the intent behind this policy, particularly if it includes a focus on reducing fees for affordable units. To strengthen this policy, it would be beneficial to provide more objective and measurable standards to enable tracking progress. We suggest the following Annually review the City's planning and development fees to ensure they are appropriate and do not unduly constrain affordable housing development. o Objective and measurable standard: Conduct a comparative analysis of the City's planning and development fees with similar jurisdictions to determine if they are within an acceptable range. Use specific metrics such as percentage of total development costs or affordable housing project budgets to assess affordability Impact. Update the impact fee schedule to reduce minimum net land area per unit requirements. o Objective and measurable standard: Evaluate the minimum net land area per unit requirements by considering factors such as average unit sizes, local market conditions, and density targets. Set a specific percentage reduction goal (e.g., 10% reduction) and track the progress toward achieving it. As funding permits, assist in gap financing affordable development by nonprofit developers to help offset the cost of development through deferred impact fees. o Objective and measurable standard: Allocate a specific amount of funding each year to support gap financing for nonprofit developers. Set a target for the number of affordable housing units	Added the following to action one: Compare fees with other local jurisdictions to determine if they are within a reasonable range for similar projects, based on fees per unit, square footage, total development cost, or other appropriate metrics. “ Gap financing opportunities change year-to-year based on availability of grant sources and the number of proposed projects. Focal point of this

to be created through this assistance program annually, and regularly evaluate the program's effectiveness in achieving this target. Periodically review the effectiveness of the Inclusionary Housing Ordinance and Density Bonus Program to implement revisions as appropriate to incentivize additional housing development. o Objective and measurable standard: Establish a review cycle (e.g., every three years) to assess the impact and effectiveness of the Inclusionary Housing Ordinance and Density Bonus Program. Use metrics such as the number of affordable units produced, the percentage of affordable units in new developments, and feedback from developers and housing advocacy groups to inform potential revisions. Estimate empirically the optimal percent of inclusionary units, i.e., the percent that maximizes the production of affordable units considering potential loss of "filtering" units produced by market rate units. Continue efforts on streamlining and enhancing the efficiency of the planning and permit approval process as well as building inspection services. Additionally, continue supporting affordable housing developers through the entitlement and development process. o Objective and measurable standard: Track the average processing time for planning and permit approvals and set a target for reducing it by a specific percentage (e.g., 20%). Regularly survey developers to assess their satisfaction with the process and identify areas for improvement. Measure the number of affordable housing projects that receive support through the entitlement and development process. Implement a ministerial approval process using objective development and design review standards applicable to all infill residential projects not on environmentally sensitive lands and not requiring subdivision.	action is fee deferral, rather than overall gap financing. Review of the Inclusionary Housing Ordinance is currently part of Program 7 and the City is currently working on a review/nexus study of the 2017 ordinance. The Density Bonus ordinance is also currently being updated. Added: "Track the average processing time for housing planning and permit approvals and reduce time by 10 percent by the end of 2026. "

Monterey Bay Economic Partnership

MBEP encourages the City of Salinas to enable ministerial approval for development types that most effectively increase housing supply, especially those which create opportunities for lower income households to live close to jobs, public transit, and other critical public services and amenities.	Comment noted. Program 6 discusses updating land use/zoning to allow for more housing supply and streamlining. Changed third action under Program 6 to include increasing opportunities for ministerial review, though the current zoning code often allows ministerial review for many high-density/mixed-use projects (see Chapter 4).
MBEP recommends that the City ensure adequate staffing and programs to fully leverage the funding granted by the Prohousing Incentive Pilot and other sources.	The City has increased staff levels for the Housing division and is actively pursuing additional funding, including the Prohousing Incentive Pilot.
According to the HCD's Affirmatively Furthering Fair Housing Mapping tool, WASP and CASP are in areas of low and moderate resource and currently well outside the half mile radius of high quality transit. MBEP recommends that the City ensure these planned areas receive high quality service in proportion to demand as they develop, especially in areas developed with lower income housing and lower parking ratios. The City can establish memoranda of understanding (MOUs) with transit authorities well in advance of housing development in these areas to guarantee needed service that will increase public transit access and ensure reduced vehicle miles traveled. Such MOUs could ensure service to any other areas targeted for development, such as the Focused Growth Overlays radiating out from the Downtown Core and Neighborhood Area.	Created new policy – HE Policy 1.8: Work with Monterey-Salinas Transit to ensure the Future Growth Area and all future areas with low income housing have access to high quality transit as they develop.
MBEP recommends that the City ensure all of the areas targeted for lower income housing have access to high quality transit as they develop, ideally through MOUs for demand-proportional service.	Comment incorporated into new policy above.
As most of the City of Salinas' sites inventory falls inside existing low-moderate resource areas – or areas of high poverty and segregation such as the Downtown Core – MBEP would highlight the need for broad investment in attracting and incentivizing businesses and institutions to develop alongside housing for lower and moderate income households in the Mixed Use Vacant and Underutilized Mixed Use areas of the City. Having higher paying jobs in proximity to housing that serves a range of income levels will create a more vibrant community.	Comment received. The City is expanding its Economic Development Division in order to support increased economic growth city-wide, including expanding opportunities in low and moderate resource areas. Program 25 discusses further investment in the downtown and other low-resource areas.

Finally, MBEP would recommend finding as many opportunities for streamlined, lower cost permitting as possible... Program 7 details reducing fees for housing development, streamlining, and deferral of fees for at least one affordable housing project annually. MBEP recommends even higher goals for deferment and reduction of fees and creating ministerial approval processes for many or all housing projects that integrate affordable housing using objective development and design guidelines to reduce risk and cost for developers.	Raised number of affordable project fee deferrals to two annually (16 total). The number of affordable projects year-to-year is not consistent, which makes this estimate challenging.

Monterey-Salinas Transit

MST recommends adding a policy under Goal 1 that encourages the development of high-density and mixed-use housing in areas served by public transportation and have safe pedestrian and bicycle infrastructure. This recommended policy can further the City's goal to support sustainable housing developments through design and location.	Created new policy – HE Policy 1.7: Develop high-density and mixed-use housing in areas with existing public and active transportation, and create additional safe bike and pedestrian infrastructure.
MST also recommends adding an action under Goal 1 that encourages housing developers to incorporate transit into their designs by installing bus stop facilities on a developments site. Bus stop layouts and designs are evaluated using MST's Designing for Transit Guidelines (2020) and all bus stops should closely adhere to these guidelines to ensure adequate access pertinent to the standards of the Americans with Disabilities Act (ADA).	Comment received. Additional action added to Program 1 to coordinate with MST on new housing developments.
MST also recommended that the Housing Element reference the MST Transit Oriented Development Study, being finalized in 2024, and that there be minor edits to Page 48 and Page 145.	Comment received. Housing Element updated to include these recommendations.

Housing Choices

Housing Choices provided a letter with background data related to persons with developmental disabilities, and recommending that the Housing Element provide additional discussion of resources and services targeted to	Comments received. The City has updated it's programs related to housing for persons with disabilities.

persons with development disabilities, and strengthen programs that will support housing for persons with developmental disabilities.	

Community Hospital of the Monterey Peninsula (CHOMP)

CHOMP provided a letter commenting on challenges related to employee housing and recommending that the City adopt an ordinance to provide ministerial permitting for employer housing.	Comment received. The City does provide streamlined permitting for employee housing.

Carpenters Local 605

Carpenters Local 605 provided a comment letter outside of the Public Review period and shortly before the release of the Final 2023-2031 Housing Element. The Letter discusses how a lack of skilled labor is an impediment to housing production. The letter discusses programs other jurisdictions have implemented and recommends that the Salinas Housing Element include such programs. The Letter also recommends that Salinas bar the issuance of building permits for projects with 10 or more units unless the developer has a viable apprenticeship program and hires locally.	Comment received. Due to the late nature of the submittal, the City is not able to analyze the impacts of the recommended action, or complete adequate public outreach for the recommended actions.

IX. Final Public Meetings and Hearings

The released the Final 2023-2031 Housing Element on November 9, 2023. The following is the schedule for public hearings and consideration of adoption:

- November 15, 2023: Planning Commission
- November 28, 2023: Housing and Land Use subcommittee
- December 5, 2023: City Council adoption

Appendix D: Affirmatively Furthering Fair Housing (AFFH)

1.1 Introduction and Overview of AB 686

Assembly Bill (AB) 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity [1]and a commitment to specific meaningful actions to affirmatively further fair housing[2]. AB 686 mandates that local governments identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected classes[3]. In addition, it:

- Requires the state, cities, counties, and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing

- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their AFFH obligation

- Requires that the AFFH obligation be interpreted consistent with the U.S. Department of Housing and Urban Development's (HUD) 2015 regulation, regardless of federal action regarding the regulation

- Adds an AFFH analysis to the Housing Element (an existing planning process that California cities and counties must complete) for plans that are due beginning in 2021

- Includes in the Housing Element's AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals

The bill added an assessment of fair housing to the Housing Element that includes the following components: a summary of fair housing issues and assessment of the Town's fair housing enforcement

[1] While Californian's Department of Housing and Community Development (HCD) do not provide a definition of opportunity, opportunity usually related to the access to resources and improve quality of life. HCD and the California Tax Credit Allocation Committee (TCAC) have created Opportunity Maps to visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility

[2] "Affirmatively furthering fair housing" is defined to mean taking meaningful actions that "overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for communities of color, persons with disabilities, and others protected by California law

[3] A protected class is a group of people sharing a common trait who are legally protected from being discriminated against on the basis of that trait.

and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities; an assessment of contributing factors; and an identification of fair housing goals and actions.

1.2 Analysis Requirements

An assessment of fair housing must consider the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs.[4] The analysis must address patterns at a regional and local level and trends in patterns over time. This analysis should compare the locality at a county level or even broader regional level such as a Council of Government, where appropriate, for the purposes of promoting more inclusive communities.

For the purposes of this AFFH, "Regional Trends" describe trends in Monterey County. "Local Trends" describe trends specific to the City of Salinas.

1.3 Assessment of Fair Housing Issues

1.1.1 Fair Housing Enforcement and Outreach

(1) Regional Trends

As outlined in the 2019 Monterey County Analysis of Impediments to Fair Housing Choice (2019 AI), The federal Fair Housing Act of 1968 and Fair Housing Amendments Act of 1988 (42 U.S. Code §§ 3601-3619, 3631) are federal fair housing laws that prohibit discrimination in all aspects of housing, including the sale, rental, lease, or negotiation for real property. The Fair Housing Act prohibits discrimination based on the following protected classes:

- Race or color
- Religion
- Sex
- Familial Status
- National origin
- Disability (mental or physical)

Specifically, it is unlawful to:

- Refuse to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, sex, disability, familial status, or national origin.

- Discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, sex, disability, familial status, or national origin.

[4] Gov. Code, §§ 65583, subds. (c)(10)(A), (c)(10)(B), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42274, 42282-42283, 42322, 42323, 42336, 42339, 42353-42360, esp. 42355-42356 (July 16, 2015). See also 24 C.F.R. §§ 5.150, 5.154(b)(2) (2016).

- Make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on race, color, religion, sex, disability, familial status, or national origin, or an intention to make any such preference, limitation, or discrimination.

- Represent to any person because of race, color, religion, sex, disability, familial status, or national origin that any dwelling is not available for inspection, sale, or rental when such dwelling is in fact so available.

- For profit, induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of a person or persons of a particular race, color, religion, sex, disability, familial status, or national origin.

Reasonable Accommodations and Accessibility: The Fair Housing Amendments Act requires owners of housing facilities to make "reasonable accommodations" (exceptions) in their rules, policies, and operations to give people with disabilities equal housing opportunities. For example, a landlord with a "no pets" policy may be required to grant an exception to this rule and allow an individual who is blind to keep a guide dog in the residence. The Fair Housing Act also requires landlords to allow tenants with disabilities to make reasonable access-related modifications to their private living space, as well as to common use spaces, at the tenant's own expense. Finally, the Act requires that new multi-family housing with four or more units be designed and built to allow access for persons with disabilities. This includes accessible common use areas, doors that are wide enough for wheelchairs, kitchens and bathrooms that allow a person using a wheelchair to maneuver, and other adaptable features within the units.

HUD Final Rule on Equal Access to Housing in HUD Programs: On March 5, 2012, HUD published the Final Rule on "Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity." It applies to all McKinney-Vento-funded housing programs, as well as to other housing assisted or insured by HUD. The rule creates a new regulatory provision that generally prohibits considering a person's marital status, sexual orientation, or gender identity (a person's internal sense of being male or female) in making housing assistance available.

The State Department of Fair Employment and Housing (DFEH) enforces California laws that provide protection and monetary relief to victims of unlawful housing practices. The Fair Employment and Housing Act (FEHA) (Government Code Section 12955 et seq.) prohibits discrimination and harassment in housing practices, including:

- Advertising
- Application and selection process
- Unlawful evictions
- Terms and conditions of tenancy
- Privileges of occupancy
- Mortgage loans and insurance
- Public and private land use practices (zoning)
- Unlawful restrictive covenants

The following categories are protected by FEHA:

- Race or color
- Ancestry or national origin
- Sex
- Marital status
- Source of income
- Sexual orientation
- Gender identity/expression
- Genetic information
- Familial status
- Religion
- Mental/physical disability
- Medical condition
- Age

In addition, the FEHA contains similar reasonable accommodations and accessibility provisions as the federal Fair Housing Amendments Act.

The ***Unruh Civil Rights Act*** provides protection from discrimination by all business establishments in California, including housing and accommodations, because of age, ancestry, color, disability, national origin, race, religion, sex, and sexual orientation. While the Unruh Civil Rights Act specifically lists "sex, race, color, religion, ancestry, national origin, disability, or medical condition" as protected classes, the California Supreme Court has held that protections under the Unruh Act are not necessarily restricted to these characteristics.

Furthermore, the ***Ralph Civil Rights Act*** (California Civil Code Section 51.7) forbids acts of violence or threats of violence because of a person's race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute. Hate violence can be: verbal or written threats; physical assault or attempted assault; and graffiti, vandalism, or property damage.

The ***Bane Civil Rights Act*** (California Civil Code Section 52.1) provides another layer of protection for fair housing choice by protecting all people in California from interference by force or threat of force with an individual's constitutional or statutory rights, including a right to equal access to housing. The Bane Act also includes criminal penalties for hate crimes; however, convictions under the Act are not allowed for speech alone unless that speech itself threatened violence.

And, finally, ***California Civil Code Section 1940.3*** prohibits landlords from questioning potential residents about their immigration or citizenship status. Landlords in most states are free to inquire about a potential tenant's immigration status and to reject applicants who are in the United States illegally. In addition, this law forbids local jurisdictions from passing laws that direct landlords to make inquiries about a person's citizenship or immigration status.

In addition to these acts, ***Government Code Sections 11135, 65008, and 65580-65589.8*** prohibit discrimination in programs funded by the State and in any land use decisions. Specifically, recent changes to State law require local jurisdictions to address the provision of housing options for special needs groups, including:

- Housing for persons with disabilities

- Housing for homeless persons, including emergency shelters, transitional housing, and supportive housing
- Housing for extremely low income households, including single-room occupancy units
- Housing for persons with developmental disabilities

The Eden Council for Hope and Opportunity (ECHO Housing) provides fair housing services to Monterey County residents, including Salinas, under contract with the County. ECHO's current service programs include:

- Fair Housing Services serving urban and unincorporated Alameda, Contra Costa, and Monterey Counties, and the Cities of Alameda, Antioch, Concord, Hayward, Livermore, Monterey, Oakland, Pleasanton, Richmond, Salinas, San Leandro, Seaside, Union City, and Walnut Creek;

- Tenant/Landlord Services serving urban and unincorporated Alameda, Contra Costa, and Monterey Counties, and the Cities of Alameda, Hayward, Livermore, Monterey, Pleasanton, Richmond, Salinas, San Leandro, Seaside, Union City, and Walnut Creek;

- Shared Housing Counseling Program serving the Cities of Livermore and Pleasanton;

- Homeless Prevention Program serving the City of Livermore;

- Rental Assistance Program and the Rent/Deposit Grant Program serving Alameda County;

- First-Time Homebuyer Education for those living or working in the Cities of Livermore and Pleasanton; and

- Rent Review and Eviction Harassment Programs for the Cities of Albany, Concord, Emeryville, and Union City; and unincorporated Alameda County.

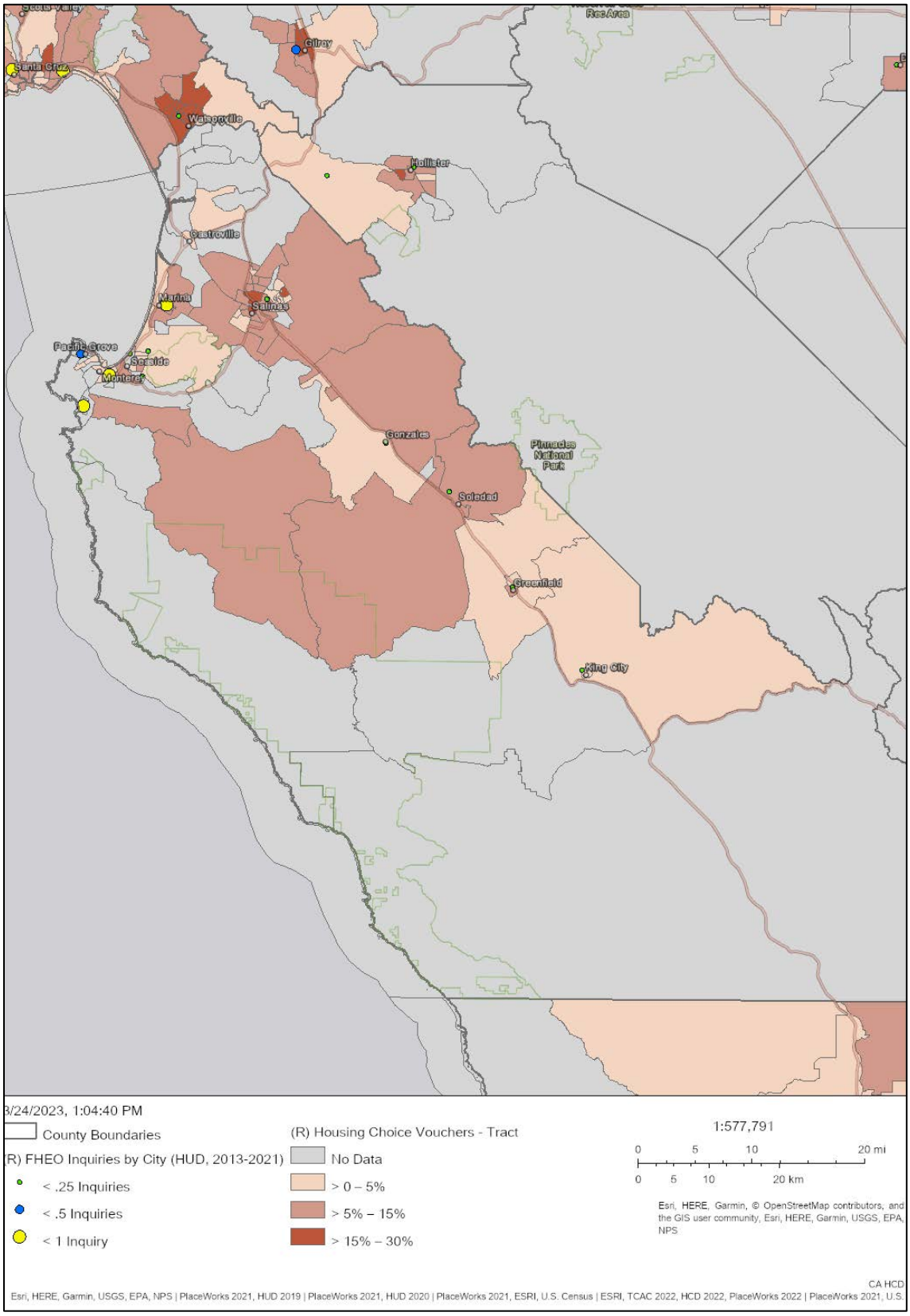
ECHO Housing began providing fair housing services to Monterey, Salinas, and Monterey Urban County residents in FY 2017. Based in the Bay Area, ECHO Housing has established offices in Salinas and Monterey. In one year, each jurisdiction had five clients filing fair housing complaints. The majority were White. Mental disabilities, followed by physical disabilities, were the most frequent alleged bases for discrimination. Among the 15 cases, however, only five allegations were sustained. Three of those were resolved through conciliation but two were referred to other agencies such as the DFEH and HUD.

In 2011, HUD commissioned a nation-wide audit on discrimination against same-sex couples in the U.S. The report found that in 16% of the cases, same-sex male couples experienced less favorable treatment. ECHO also looked at same-sex discrimination in our audit. Our fair housing staff performed 211 audits. In one test the home seeker was a man and his husband looking for a rental. In the other test the home seeker was a straight man looking for a place for himself and his wife.

ECHO tested 211 properties in 17 jurisdictions. The testing was conducted from April 2022 to July 2022 and found that in 11% of the cases, the same-sex male couple experienced less favorable treatment.

Fair housing inquiries may be filed through HUD's Office of Fair Housing and Equal Opportunity (FHEO). Inquiries are not official discrimination cases; however, they may be used to identify concerns that residents have about possible discrimination. Inquiries by City in the region for the 2013-2021 period are presented in Figure D-1. During this period, no inquiries were filed by Salinas residents. In comparison, 19 inquiries were filed in Marina, 8 in Seaside, 17 in Monterey, 6 in Pacific Grove, and 2 in Carmel-by-the-Sea. Another 4 inquiries were also filed in Gonzales and 2 in Soledad. Figure D-1 also shows housing choice voucher recipients by tract in the region. Less than 15% of renters in most tracts along the 101 Freeway and in northern Monterey County cities receive HCVs. There are a few tracts in Salinas, San Benito County, and Santa Cruz County where a larger population of renters receive HCVs.

Figure D-1: Regional FHEO Inquiries by City and HCVs by Tract (2021)



Source: HCD AFFH Data Viewer (HUD 2021), 2023.

(2) Local Trends

As discussed above, ECHO completed a fair housing audit in 2022, testing for differential treatment based on sexual orientation. The audit included 30 tests in Salinas, all of which concluded there was no differential treatment. Comparatively, of the 211 tests conducted, 11% (24 tests) were found to have discriminatory treatment.

The HCD AFFH Data Viewer includes Office of Fair Housing and Equal Opportunity (FHEO) inquiries and cases filed between 2013 and 2022. While inquiries aren't official cases, there is still value to identify concerns that residents have about possible discrimination. These inquiries may not have been pursued by the resident for any number of reasons. Inquires may have multiples basis of discrimination. During this period, the FHEO received a total of 53 inquiries from Salinas residents. Inquiries were submitted on the following bases:

- Sex – 2 inquiries
- Race – 2 inquiries
- National origin – 4 inquiries
- Disability – 3 inquiries
- Familial status – 1 inquiry
- No basis given – 42 inquiries

During this period, 53 FHEO cases were also filed. The largest proportion of cases were filed on the basis of familial status (15 cases), followed by national origin (10 cases), sex (10 cases), disability (6 cases), race (5 cases), color (2 cases), religion (1 case), and retaliation (1 case).

1.1.2 Integration and Segregation

A. Race /Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility. For example, prior studies have identified socioeconomic status, generational care needs, and cultural preferences as factors associated with "doubling up"- households with extended family members and non-kin.[5] These factors have also been associated with ethnicity and race. Other studies have also found minorities tend to congregate in metropolitan areas though their mobility trend predictions are complicated by economic status (minorities moving to the suburbs when they achieve middle class) or immigration status (recent immigrants tends to stay in metro areas/ports of entry).[6]

[5] Harvey, H., Duniforn, R., & Pilkauskas, N. (2021). Under Whose Roof? Understanding the living arrangements of children in doubled-up households. *Duke University Press*, 58 (3): 821–846. https://doi.org/10.1215/00703370-9101102

[6] Sandefur, G.D., Martin, M., Eggerling-Boeck, J. , Mannon, S.E., & .Meier, A.M. (2001). An overview of racial and ethnic demographic trends. In N. J. Smelser, W.J. Wilson, & F. Mitchell (Eds.) America becoming: Racial trends and their consequences. (Vol I, pp. 40-102). National Academy Press Washington, D.C. .

To measure segregation in a given jurisdiction, the US Department of Housing and Urban Development (HUD) provides racial or ethnic dissimilarity trends. Dissimilarity indices are used to measure the evenness with which two groups (frequently defined on racial or ethnic characteristics) are distributed across the geographic units, such as block groups within a community. The index ranges from 0 to 100, with 0 denoting no segregation and 100 indicating complete segregation between the two groups. The index score can be understood as the percentage of one of the two groups that would need to move to produce an even distribution of racial/ethnic groups within the specified area. For example, if an index score above 60, 60% of people in the specified area would need to move to eliminate segregation.[7] The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

(1) Regional Trends

The Hispanic/Latino population represents the largest proportion of the population countywide (59.7%). The next largest racial/ethnic group in Monterey County is the non-Hispanic White population, making up 28.8% of the population, followed by Asian population (5.6%), and population of two or more races (2.8%) (Table D-1). Of the selected jurisdictions, Gonzales has the largest Hispanic/Latino population (90.6%), followed by Salinas (79.8%), and Soledad (76.4%). All other selected jurisdictions have Hispanic/Latino populations of 28% or below. Carmel-by-the-Sea has the smallest Hispanic/Latino population of only 1.6%. Carmel-by-the-Sea, Pacific Grove, and the City of Monterey have the largest non-Hispanic White populations compared to the County and other neighboring jurisdictions.

[7] Massey, D.S. and N.A. Denton. (1993). American Apartheid: Segregation and the Making of the Underclass. Cambridge, MA: Harvard University Press.

Table D-1: Racial/Ethnic Composition – County, Salinas, and Neighboring Cities (2021)

	Monterey County	Salinas	Carmel-by-the-Sea	Gonzales	Marina	Monterey	Pacific Grove	Soledad
White, non-Hispanic	28.8%	12.2%	91.8%	7.1%	38.4%	64.9%	75.5%	10.3%
Black or African American, non-Hispanic	2.3%	1.1%	0.0%	0.0%	6.6%	3.6%	0.7%	9.3%
American Indian and Alaska Native, non-Hispanic	0.2%	0.1%	0.0%	0.3%	0.0%	0.1%	0.4%	0.4%
Asian, non-Hispanic	5.6%	5.4%	0.5%	1.3%	15.5%	7.3%	7.4%	2.1%
Native Hawaiian and Other Pacific Islander, non-Hispanic	0.4%	0.0%	0.0%	0.5%	2.0%	0.3%	0.0%	0.3%
Some other race, non-Hispanic	0.2%	0.1%	0.0%	0.0%	0.5%	0.1%	0.2%	0.2%
Two or more races, non-Hispanic	2.8%	1.3%	6.1%	0.3%	8.7%	4.8%	4.5%	1.1%
Hispanic or Latino	59.7%	79.8%	1.6%	90.6%	28.3%	19.0%	11.4%	76.4%
Total	**438,953**	**163,004**	**3,296**	**8,628**	**22,246**	**30,014**	**15,169**	**25,102**

Source: 2017-2021 ACS (5-Year Estimates).

As explained above, dissimilarity indices measure segregation, with higher indices signifying higher segregation. In Monterey County, all minority (non-White) residents combined are considered highly segregated from White residents, with an index score of 58.07 in 2020 (Table D-2). Since 1990, segregation between non-White (all non-white residents combined) and White residents has increased. Dissimilarity indices between Hispanic, Asian/Pacific Islander, and White residents have also increased since 1990, indicating that Marin County has become increasingly racially segregated. However, the dissimilarity index score for Black and White populations has decreased slightly during this period. Based on HUD's definition of the index, Black and White residents and Hispanic and White are highly segregated, while Asian/Pacific Islander and White populations are considered moderately segregated.

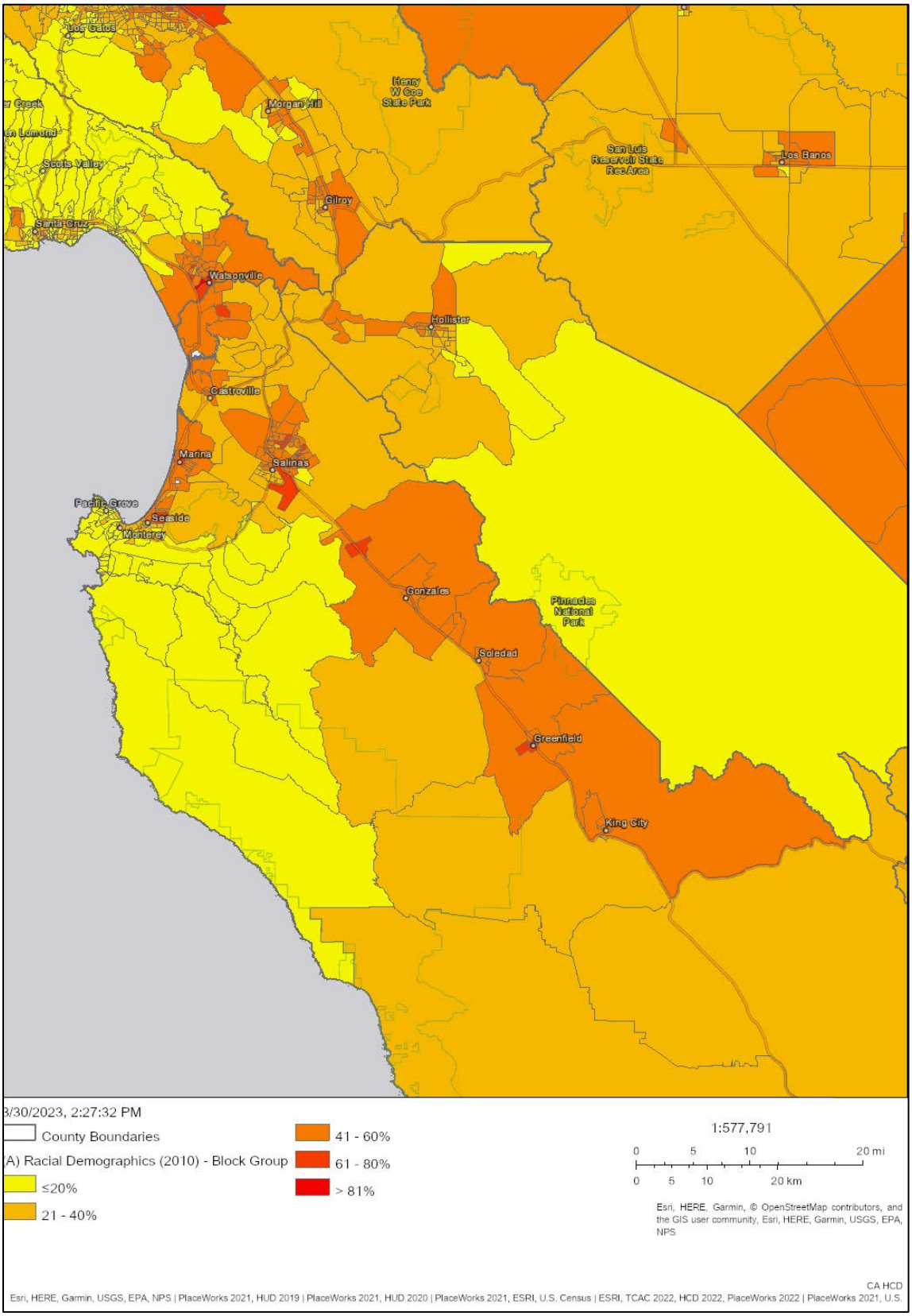
Table D-2: Dissimilarity Indices – Monterey County (1990-2020)

	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	45.11	51.41	54.85	58.07
Black/White	57.83	53.81	51.63	56.25
Hispanic/White	56.64	58.69	60.91	62.48
Asian or Pacific Islander/White	35.26	38.29	37.28	41.70

Source: HUD AFFH-T Data, 2020.

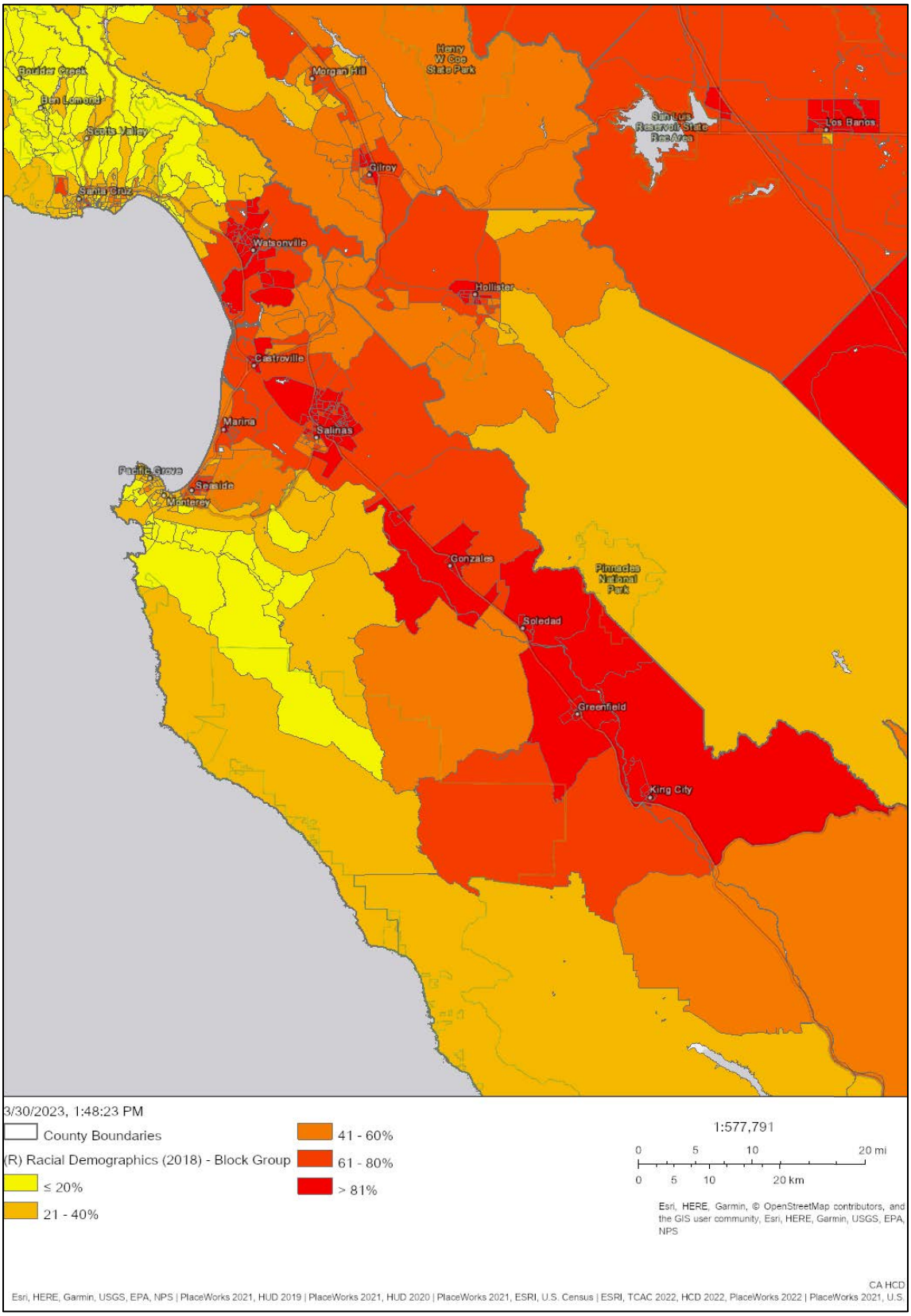
Figure D-2 and Figure D-3 below compare the concentration of minority populations in the region by census block group in 2010 and 2018. Since 2010, concentrations of racial/ethnic minority groups have increased in most block groups regionwide. In Monterey County, non-White populations are most concentrated in jurisdictions along the 101 Freeway, from Castroville to King City, including Salinas. In many of these block groups, more than 81% of the population belongs to a racial or ethnic minority population. The City of Monterey, Pacific Grove, and Carmel are comprised of block groups with significantly smaller non-White populations compared to Marina, Salinas, and Gonzales. Racial/ethnic minority populations in Salinas block groups are comparable to Gonzales south of the City, and areas north of the City including Castroville, and parts of San Benito and Santa Cruz counties.

Figure D-2: Regional Racial/Ethnic Minority Population by Block Group (2010)



Source: HCD AFFH Data Viewer (ESRI 2010), 2023.

Figure D-3: Regional Racial/Ethnic Minority Population by Block Group (2018)



Source: HCD AFFH Data Viewer (ESRI 2018), 2023.

(2) Local Trends

Salinas has a larger non-White population compared to the County, accounting for 87.8% of the population compared to 71.2% countywide. Most of the population in Salinas is Hispanic or Latino (79.8%), followed by White (12.2%), and Asian (5.4%). As presented in Table D-3, the City's White population decreased from 17% in 2010, while the Hispanic/Latino increased from 74.1% in 2010 to 79.8% in 2021. Since 2010, the Asian population has also decreased, currently comprising 6.3% of the population in 2010. All racial/ethnic groups other than the Hispanic/Latino population and population of two or more races decreased during this period.

Table D-3: Change in Racial/Ethnic Composition – Salinas (2010-2021)

Race/Ethnicity	2010		2021	
	Persons	Percent	Persons	Percent
White, non-Hispanic	24,951	17.0%	19,859	12.2%
Black or African American, non-Hispanic	2,165	1.5%	1,757	1.1%
American Indian and Alaska Native, non-Hispanic	251	0.2%	139	0.1%
Asian, non-Hispanic	9,213	6.3%	8,863	5.4%
Native Hawaiian and Other Pacific Islander, non-Hispanic	157	0.1%	67	0.0%
Some other race, non-Hispanic	254	0.2%	224	0.1%
Two or more races, non-Hispanic	1,172	0.8%	2,069	1.3%
Hispanic or Latino	108,911	74.1%	130,026	79.8%
Total	**147,074**	**100.0%**	**163,004**	**100.0%**

Source: 2016-2010 and 2017-2021 ACS (5-Year Estimates).

HUD dissimilarity indices for the City of Salinas are presented in Table D-4. Dissimilarity indices for all racial/ethnic groups and the White population are lower in Salinas compared to the County, indicating that the City is less segregated. Based on HUD's definition of the index and the most recent dissimilarity index scores, non-White and White populations in Salinas are moderately segregated. Segregation between Black and Asian/Pacific Islander populations and White populations are considered low, while Hispanic and White populations are moderately segregated. Based on HUD dissimilarity indices since 1990, segregation between non-White and White communities has increased, most significantly between the Asian/Pacific Islander and White populations. During this period, segregation between the Hispanic and White populations has decreased slightly.

Table D-4: Dissimilarity Indices – Salinas (1990-2020)

	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	42.49	37.78	38.30	44.13
Black/White	27.42	31.67	27.42	32.52
Hispanic/White	48.34	42.68	41.12	46.81
Asian or Pacific Islander/White	19.83	27.58	31.02	37.24

Source: HUD AFFH-T Data, 2020.

Racial/ethnic minority populations by block group are shown for Salinas in Figure D-4 (2010) and Figure D-5 (2018). Nearly all block groups have seen an increase in the non-White population during this period. Based on 2019 data, nearly all block groups in the City have non-White populations

exceeding 81%. This trend is generally consistent with the trend shown in Table D-3, where racial/ethnic minority groups represented 83% of the population in 2010 but 87.8% in 2021. Block groups in the southwestern corner of the City have smaller racial/ethnic minority populations compared to the remainder of the City, representing 41% to 60% of the block group populations.

(3) Sites Inventory

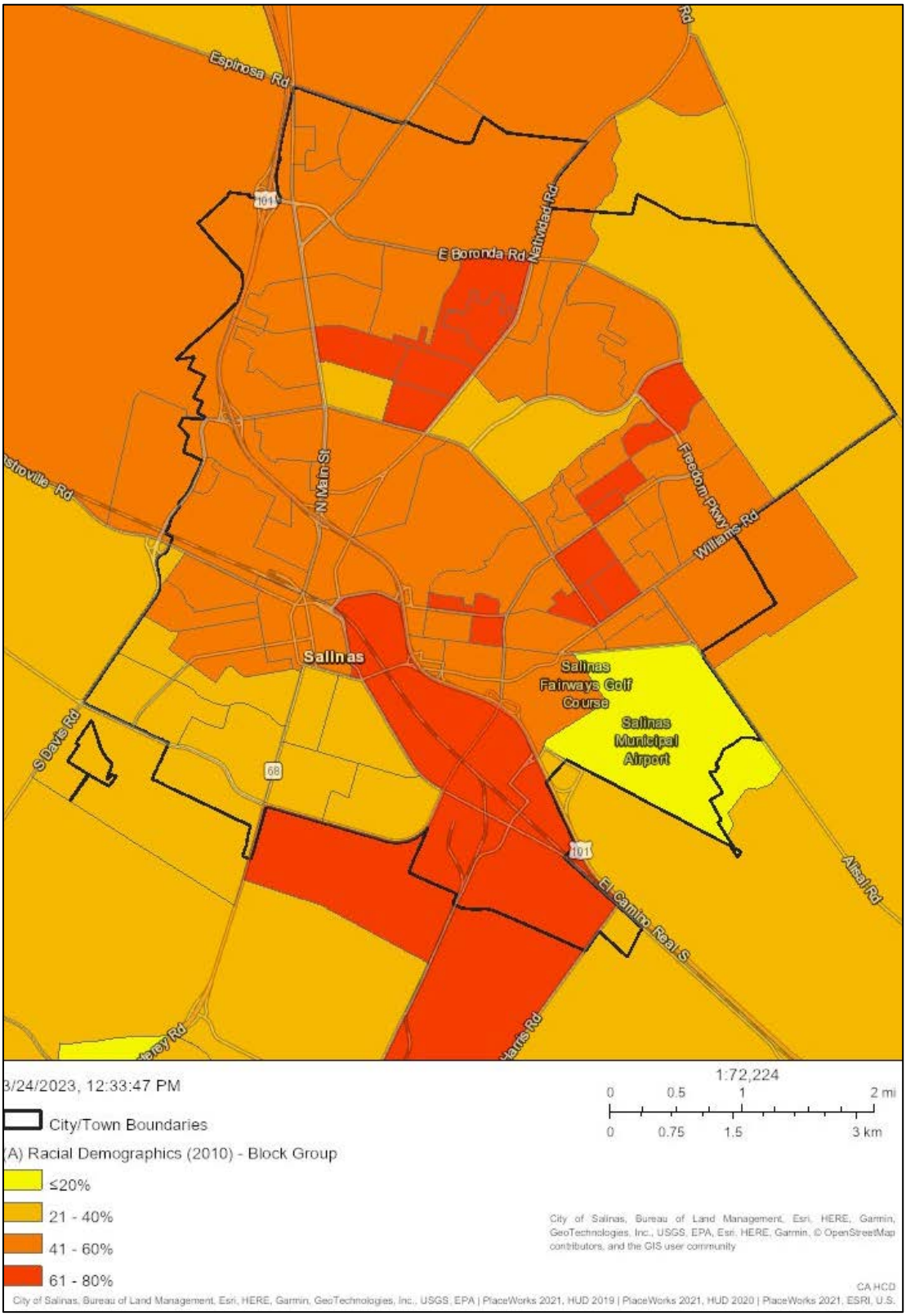
As discussed previously, a large proportion of Salinas block groups have non-White populations exceeding 80%. Consistent with this trend, 55.3% of all RHNA units are in block groups with racial/ethnic minority populations exceeding 80%. A larger proportion of very low and low income RHNA units are located in block groups with non-White populations exceeding 80% (81.1% and 85.9%, respectively), compared to moderate and above moderate income units (59.1% and 38.3%, respectively).

Sites suitable for lower income units are generally located in the central and Downtown areas of Salinas. However, as shown in Figure D-5, sites selected to meet the lower income RHNA are not located in a single area of the City. Further, the City will implement actions outlined in this Housing Element, as well as the Chinatown and Alisal neighborhood revitalization plans, serving these areas of the City where some lower income units are allocated.

Table D-5: Distribution of RHNA Units by Racial/Ethnic Minority Population

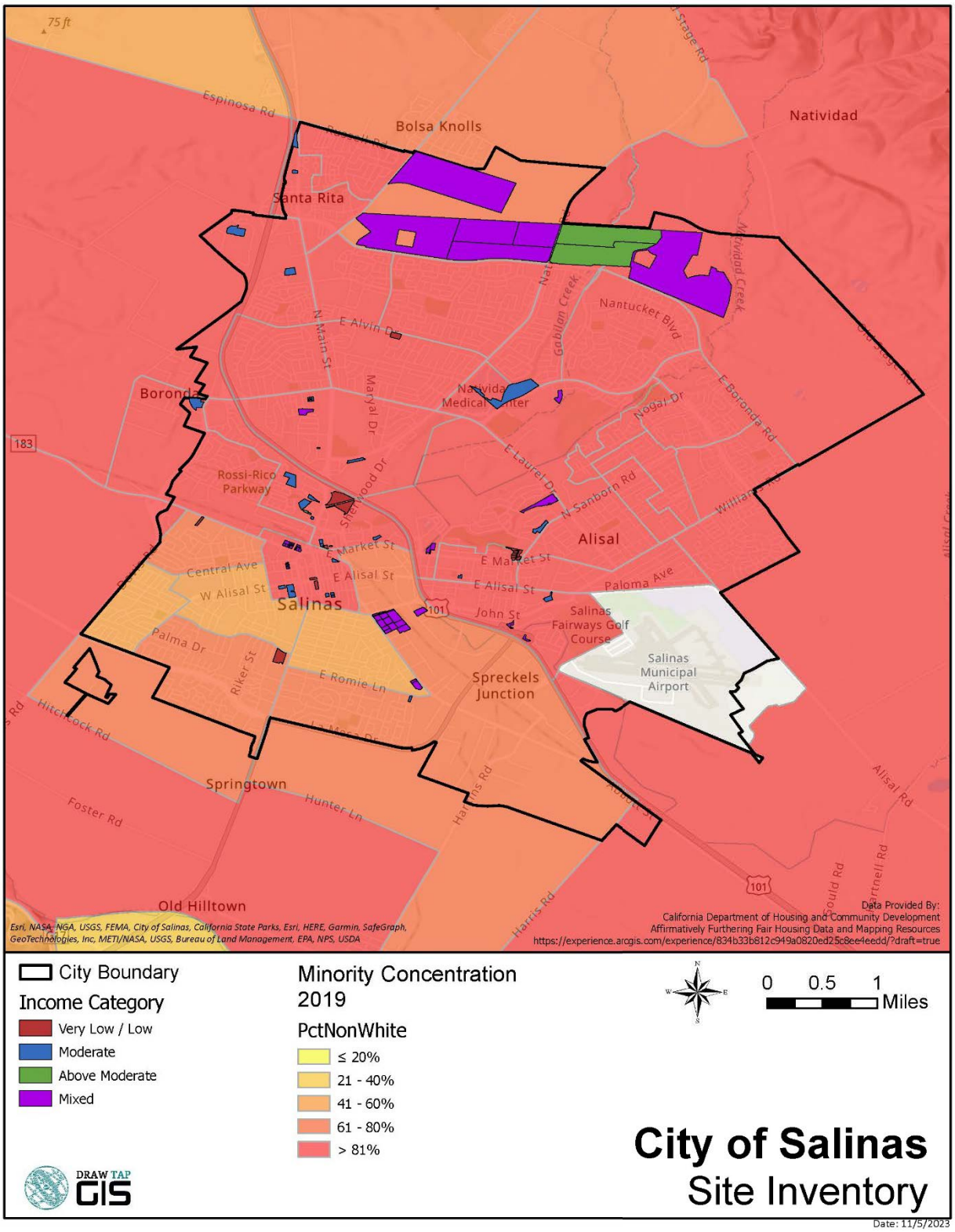
Racial/Ethnic Minority Population (Block Group)	Very Low		Low		Moderate		Above Moderate		Total	
	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total
<20%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20-40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
40-60%	3	0.3%	7	0.8%	3	0.2%	72	2.0%	85	1.1%
60-80%	205	18.7%	111	13.3%	806	40.8%	2,168	59.7%	3,290	43.6%
>80%	891	81.1%	719	85.9%	1,168	59.1%	1,389	38.3%	4,167	55.3%
Total	**1099**	**100.0%**	**837**	**100.0%**	**1,977**	**100.0%**	**3,629**	**100.0%**	**7,542**	**100.0%**

Figure D-4: Racial/Ethnic Minority Population by Block Group (2010)



Source: HCD AFFH Data Viewer (ESRI 2010), 2023.

Figure D-5: Racial/Ethnic Minority Population by Block Group and Sites Inventory (2019)



Source: HCD AFFH Data Viewer 2.0 (ESRI 2019), 2023.

B. *Persons with Disabilities*

Persons with disabilities have special housing needs because of the lack of accessible and affordable housing, and the higher health costs associated with their disability. In addition, many may be on fixed incomes that further limits their housing options. Persons with disabilities also tend to be more susceptible to housing discrimination due to their disability status and required accommodations associated with their disability.

(1) Regional Trends

According to the 2017-2021 ACS, 8.8% of the Monterey County population experiences a disability[8]. As presented in Table D-6, the Black or African American, non-Hispanic White, and American Indian and Alaska Native populations experience disabilities at the highest rates in the County (16.7%, 14%, and 13.9%, respectively). The Hispanic/Latino population and population of some other race have the lowest disability rate of 5.6% and 4.3%, respectively. Of the population aged 75 and older, 48% experience one or more disability. Ambulatory and independent living difficulties are the most common disability types countywide.

Table D-6: Population of Persons with Disabilities – Monterey County (2021)

	Total Population	Percent with Disability
Civilian non-institutionalized population	423,270	8.8%
Race/Ethnicity		
Black or African American alone	8,136	16.7%
American Indian and Alaska Native alone	2,976	13.9%
Asian alone	24,774	12.7%
Native Hawaiian and Other Pacific Islander alone	1,957	10.0%
Some other race alone	166,588	4.3%
Two or more races	37,421	8.1%
White alone, not Hispanic or Latino	120,393	14.0%
Hispanic or Latino (of any race)	256,785	5.6%
Age		
Under 5 years	30,213	0.4%
5 to 17 years	85,084	4.2%
18 to 34 years	97,015	4.3%
35 to 64 years	151,964	7.3%
65 to 74 years	35,570	19.6%
75 years and over	23,424	48.0%
Type		

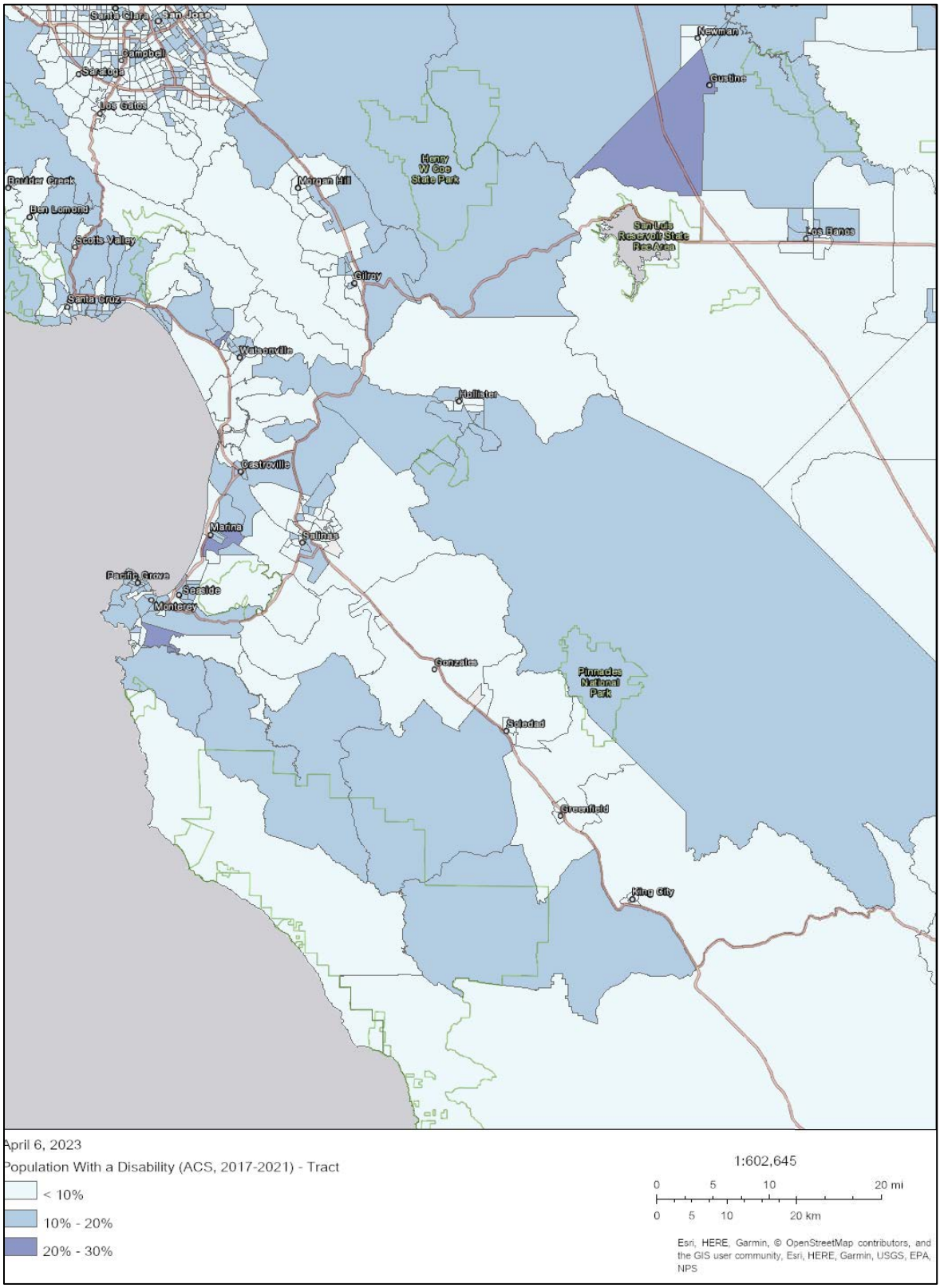
[8] The American Community Survey asks about six disability types: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Respondents who report anyone of the six disability types are considered to have a disability. For more information visit: https://www.census.gov/topics/health/disability/guidance/data-collection-acs.html#:~:text=Physical%20Disability%20Conditions%20that%20substantially,reaching%2C%20lifting%2C%20or%20carrying.

Hearing difficulty	--	2.6%
Vision difficulty	--	1.6%
Cognitive difficulty	--	3.6%
Ambulatory difficulty	--	4.4%
Self-care difficulty	--	2.1%
Independent living difficulty	--	4.4%

Source: 2017-2021 ACS (5-Year Estimates).

Figure D-6 shows populations of persons with disabilities in the region surrounding Salinas by tract. In nearly, all tracts in the region, less than 20% of the population experiences a disability. Tracts with populations of persons with disabilities exceeding 10% are not concentrated in a single area of the region. There is one tract in Marina and one tract east of Carmel, both west of Salinas, where more than 20% of the population experiences a disability. There are no areas in the region surrounding Salinas where populations of persons with disabilities are particularly concentrated.

Figure D-6: Regional Population of Persons with Disabilities by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.

(2) Local Trends

Salinas has a slightly smaller population of persons with disabilities compared to the County (7.8% vs. 8.8%, respectively). Since the 2008-2012 ACS, the population of persons with disabilities in Salinas has increased slightly from 7.2%. The increase is likely due to the increase in elderly adults in the City. Approximately 9.4% of the population during the 2017-2021 ACS is aged 65 or older compared to only 7.2% during the 2008-2012 ACS. Overall, Salinas has a smaller population of elderly people compared to the County (9.4% vs. 13.7%, respectively).

As presented in Table D-7, the non-Hispanic White population has the highest disability rate in Salinas (17.6%), followed by the American Indian and Alaska Native population (16.3%), and the Asian population (15.9%). Like the trend countywide, the Hispanic/Latino population and population of some other race have the lowest rate of disabilities compared to other racial/ethnic groups. A larger proportion of elderly adults in Salinas experience a disability compared to the County. More than 58% of the population aged 75 and older and 24.1% of the population aged 65 to 74 have a disability in Salinas compared to 48% and 19.6%, respectively, countywide. However, a smaller proportion of the population aged 5 to 64 experience a disability in Salinas compared to the same populations in Monterey County. Like the trend countywide, ambulatory and independent living difficulties are the most common disabilities types in Salinas, where 3.7% of the population experiences an ambulatory difficulty and 3.8% experiences an independent living difficulty.

Table D-7: Population of Persons with Disabilities – Salinas (2021)

	Total Population	Percent with Disability
Civilian non-institutionalized population	162,112	7.8%
Race/Ethnicity		
Black or African American alone	2,156	11.3%
American Indian and Alaska Native alone	1,439	16.3%
Asian alone	9,425	15.9%
Native Hawaiian and Other Pacific Islander alone	74	10.8%
Some other race alone	90,524	4.5%
Two or more races	13,756	8.3%
White alone, not Hispanic or Latino	19,566	17.6%
Hispanic or Latino (of any race)	129,618	5.6%
Age		
Under 5 years	13,248	0.6%
5 to 17 years	36,805	4.1%
18 to 34 years	40,834	4.1%
35 to 64 years	56,154	6.4%
65 to 74 years	8,725	24.1%
75 years and over	6,346	58.4%
Type		
Hearing difficulty	--	1.8%
Vision difficulty	--	1.9%
Cognitive difficulty	--	3.2%
Ambulatory difficulty	--	3.7%

Self-care difficulty	--	2.2%
Independent living difficulty	--	3.8%

Source: 2017-2021 ACS (5-Year Estimates).

Populations of persons with disabilities by tract in Salinas are presented in Figure D-7. Less than 10% of the population in most tracts experiences a disability. There are seven tracts where between 10% and 20% of the population is disabled, four in the northwest corner of the City and three in the southern section of the City. According to the HCD Data Viewer, between 10.2% and 17.3% of the population in these tracts experience a disability. Tracts 12 and 145 have the largest populations of persons with disabilities compared to other Salinas tracts, representing 16.1% and 17.3% of the tract population, respectively. Both tracts are located in the southernmost corner of Salinas. These tracts also have the largest elderly populations according to the 2017-2021 ACS. Tract 12 has an elderly population of 24.2% and tract 145 has an elderly population of 27.7%. In comparison, only 9.4% of the population in Salinas is aged 65 or older. As discussed above, persons aged 65 and older are significantly more likely to experience a disability compared to younger age groups. In general, populations of persons with disabilities are not concentrated in a single area of the City.

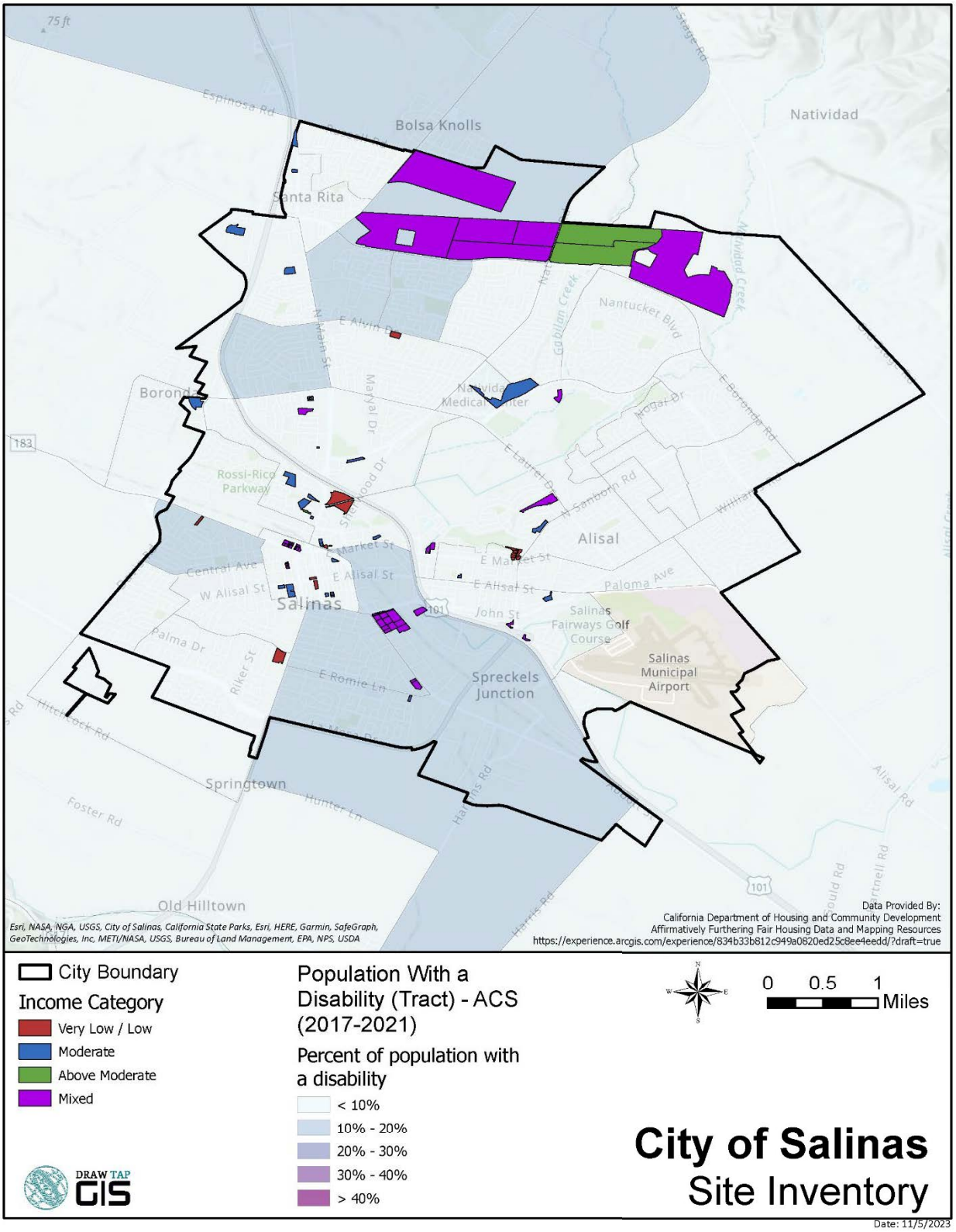
(3) Sites Inventory

The distribution of RHNA units by population of persons with disabilities is presented in Figure D-7 and Table D-8. A larger proportion of RHNA units are located in block groups where less than 10% of the population experiences a disability. Specifically, 79.2% of very low income units, 91.3% of low income units, 59.1% of moderate income units, and 38.2% of above moderate income units are in tracts where fewer than 10% of the population experiences a disability. Sites selected to meet the RHNA are distributed throughout the City. Further, the RHNA strategy does not disproportionately place lower or moderate income units in areas where populations of persons with disabilities are heightened.

Table D-8: Distribution of RHNA Units by Population of Persons with Disabilities

Population of Persons with Disabilities (Tract)	Very Low		Low		Moderate		Above Moderate		Total	
	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total
<10%	870	79.2%	764	91.3%	1,168	59.1%	1387	38.2%	4189	55.5%
10-20%	229	20.8%	73	8.7%	809	40.9%	2,242	61.8%	3353	44.5%
20-40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
>40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	**1099**	**100.0%**	**837**	**100.0%**	**1,977**	**100.0%**	**3,629**	**100.0%**	**7,542**	**100.0%**

Figure D-7: Population of Persons with Disabilities by Tract and Sites Inventory (2021)



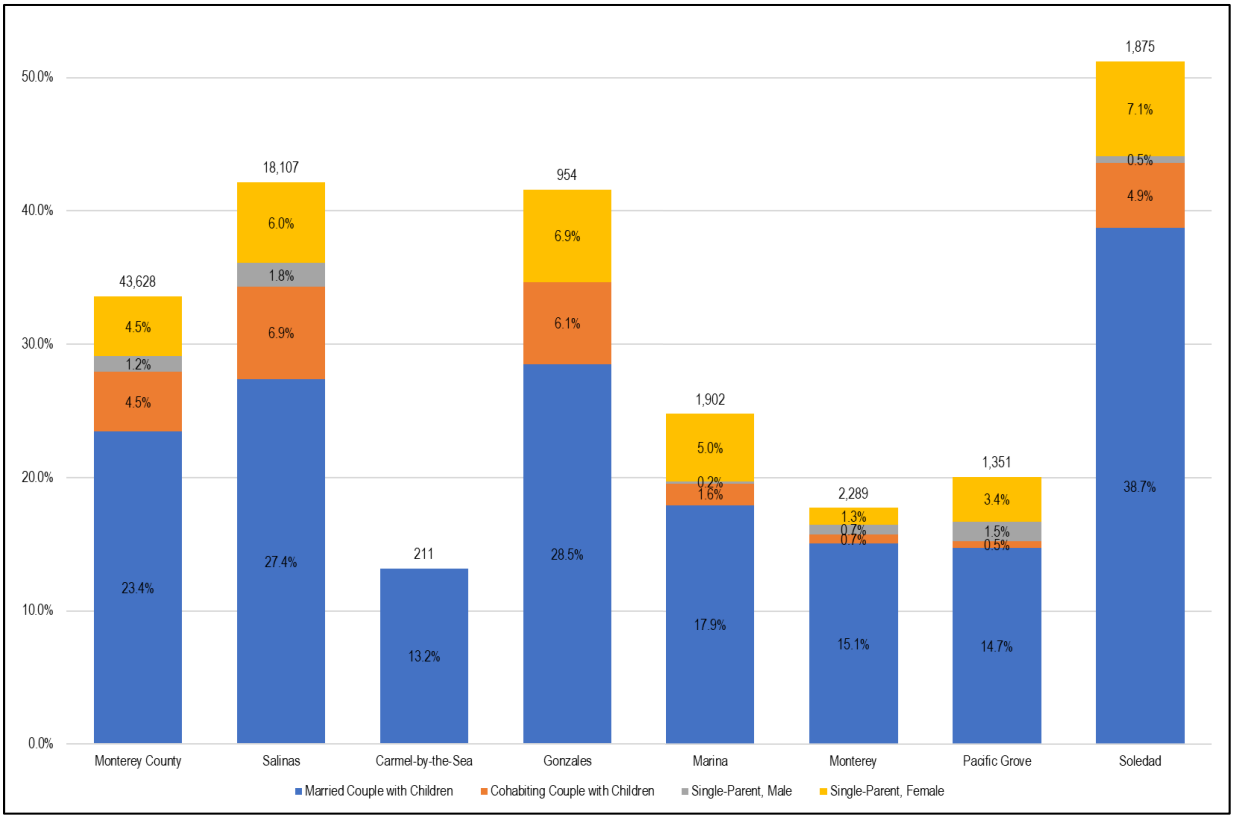
Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.

C. *Familial Status*

(1) Regional Trends

According to the 2017-2021 ACS, nearly 44% of households in Monterey County are households with children. Countywide, 23.4% of households are married couple households with children, 4.5% are cohabiting couple households with children, 1.2% are single-parent male-headed households, and 4.5% are single-parent female-headed households (Figure D-8). Of the selected jurisdictions shown in Figure D-8, Soledad has the largest proportion of households with children, followed by Salinas, and Gonzales. Salinas has the largest proportion of single-parent households (7.8%) compared to the County and nearby cities.

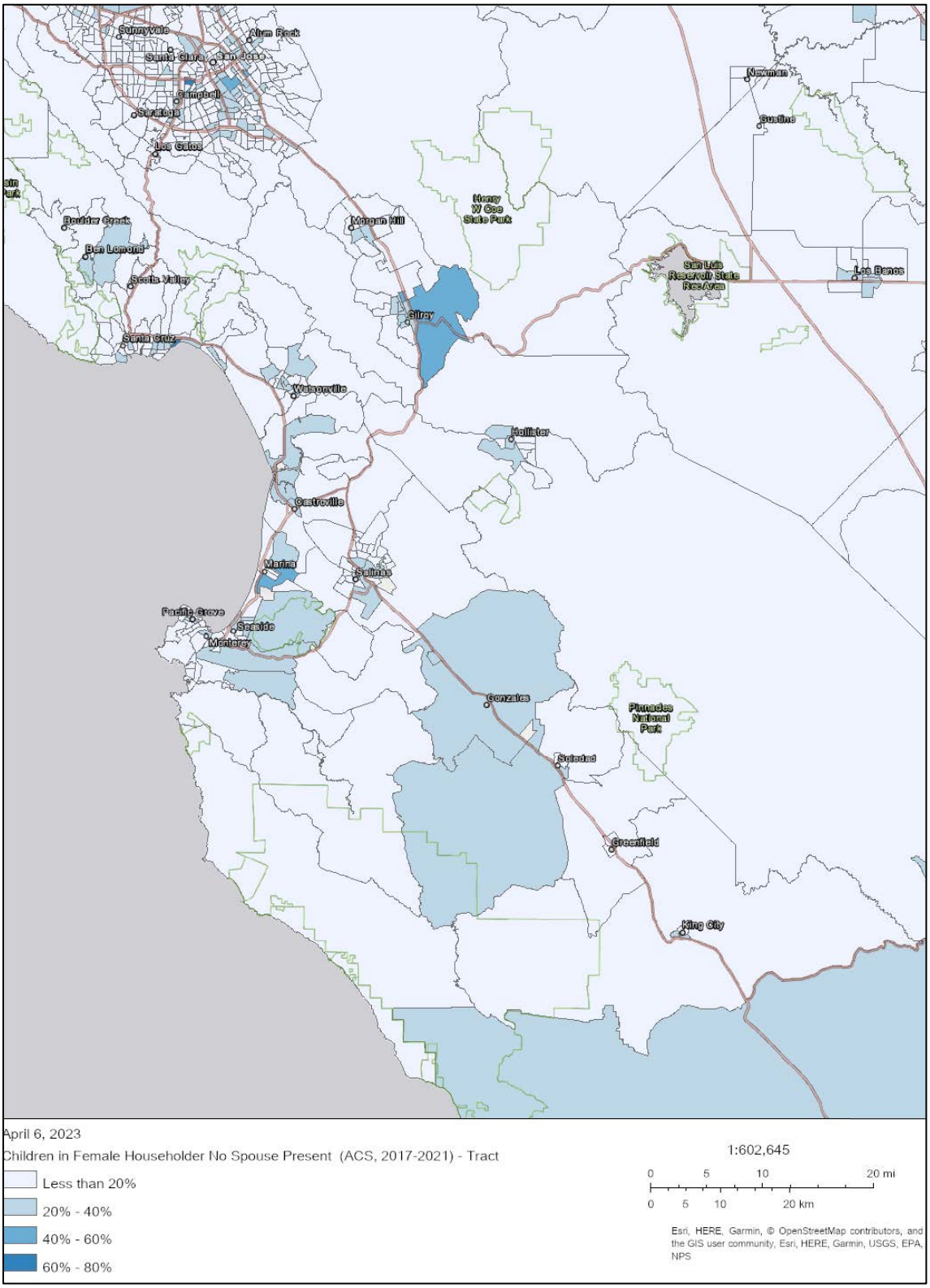
Figure D-8: Households with Children – Monterey County, Salinas, and Neighboring Cities (2021)



Source: 2017-2021 ACS (5-Year Estimates).

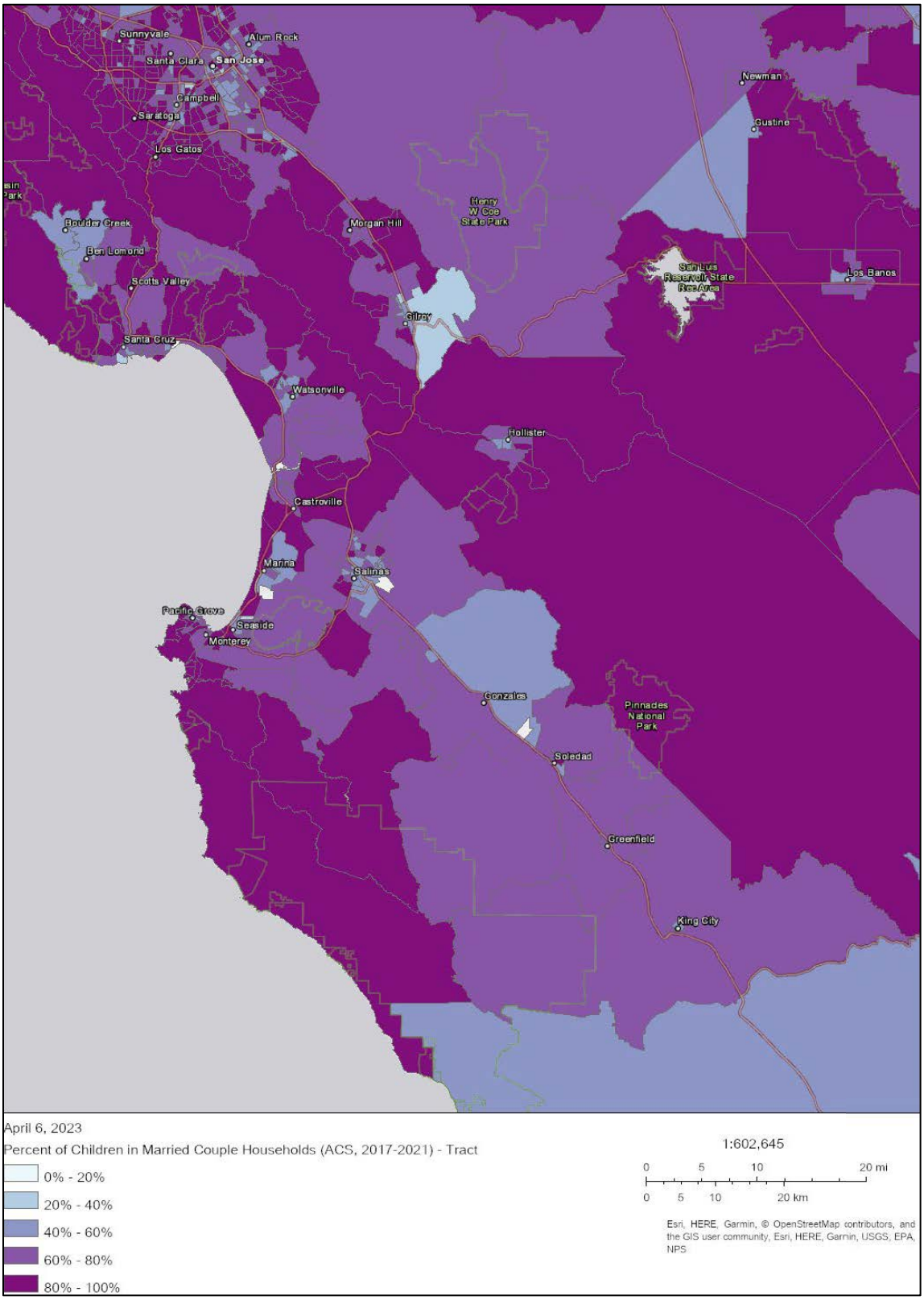
Figure D-9 shows the distribution of children residing in single female headed households in the region. In the region surrounding Salinas, there are only a handful of tracts where more than 20% of children reside in single-parent female-headed households. These tracts are located in Marina, Gilroy, and in and adjacent to San Jose. Trends presented in Figure D-9 are consistent with the data shown in Figure D-8, where only 6% of households in Salinas and 4.5% of households in Monterey County are single-parent female-headed households. Figure D-10 shows the population of children residing in married couple households by tract. Fewer children reside in married couple households in tracts along the 101 Freeway compared to Monterey County coastal areas.

Figure D-9: Regional Children in Female-Headed Households by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.

Figure D-10: Regional Children in Married Couple Households by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.

(2) Local Trends

Salinas has seen a slight decrease in the proportion of households with children in recent years (Table D-9). During the 2006-2010 ACS, there were 18,782 households with children representing 45.8% of all City households. The most recent 2017-2021 ACS estimates show there is now 18,107 households with children in Salinas representing only 42.1% of households citywide. While the total number of households citywide increased by 4.8% during this period, the number of households with children decreased by 3.6%. The population of single-parent male-headed households has decreased most dramatically (-70.6%), followed by single-parent female-headed households (-37.9%), and married couple households with children (-1.8%). It is relevant to note that the 2006-2010 ACS did not record cohabiting couples with children like the 2017-2021 ACS.

Table D-9: Change in Households with Children (2006-2021)

Household Type	2006-2010		2017-2021	
	Households	Percent	Households	Percent
Married-couple family with children	11,995	29.2%	11,774	27.4%
Cohabiting couple with children	--	--	2,970	6.9%
Single-parent, male-headed	2,610	6.4%	767	1.8%
Single-parent, female-headed	4,177	10.2%	2,596	6.0%
Total Households with Children	*18,782*	*45.8%*	*18,107*	*42.1%*
Total Households	**41,009**	**100.0%**	**42,984**	**100.0%**

Source: 2006-2010 and 2017-2021 ACS (5-Year Estimates).

As shown in Figure D-11, less than 20% of children reside in single-parent female-headed households citywide. Between 10% and 20% of children reside in single-parent female-headed households in a handful of tracts, generally located in the central and southern areas of the City. Tracts 5.02, 7.01, 7.02, and 106.07 are part of the Alisal neighborhood. The Alisal and Chinatown neighborhoods are described in the Community Profile of this Housing Element. While there are several tracts in the Alisal neighborhood with populations of children residing in female-headed households exceeding 10%, tracts where more than 10% of children reside in female-headed households are not restricted to this neighborhood alone. Figure D-12 shows populations of children residing in married couple households by tract. In general, tracts along the northern and western City boundaries have larger populations of children residing in married couple households compared to the central and southern areas, including the Alisal and Downtown/Chinatown neighborhoods.

(3) Sites Inventory

The distribution of RHNA units by population of children residing in female-headed households and married couple households are shown in Table D-10 and Table D-11. Overall, 83.7% of RHNA units are in tracts where fewer than 20% of children reside in single-parent female-headed households. A slightly larger proportion of moderate and above moderate income units are in tracts where fewer than 20% of children reside in female-headed households compared to very low and low income units.

Similarly, approximately 62% of very low income units and 52% of low income units are in tracts where less than 60% of children reside in married couple households compared to 24% of moderate income units and 9.3% of above moderate income units. However, 7.1% of RHNA units allocated towards the very low income RHNA and 9.4% allocated towards the low income RHNA are also in tracts where more than 80% of children reside in married couple households. There are no moderate

or above moderate income units in tracts with populations of children in married couple households exceeding 80%. The City's RHNA strategy ensures units, specifically lower income units, are distributed throughout the City, in areas where both single-parent female-headed households and married couple households with children are concentrated.

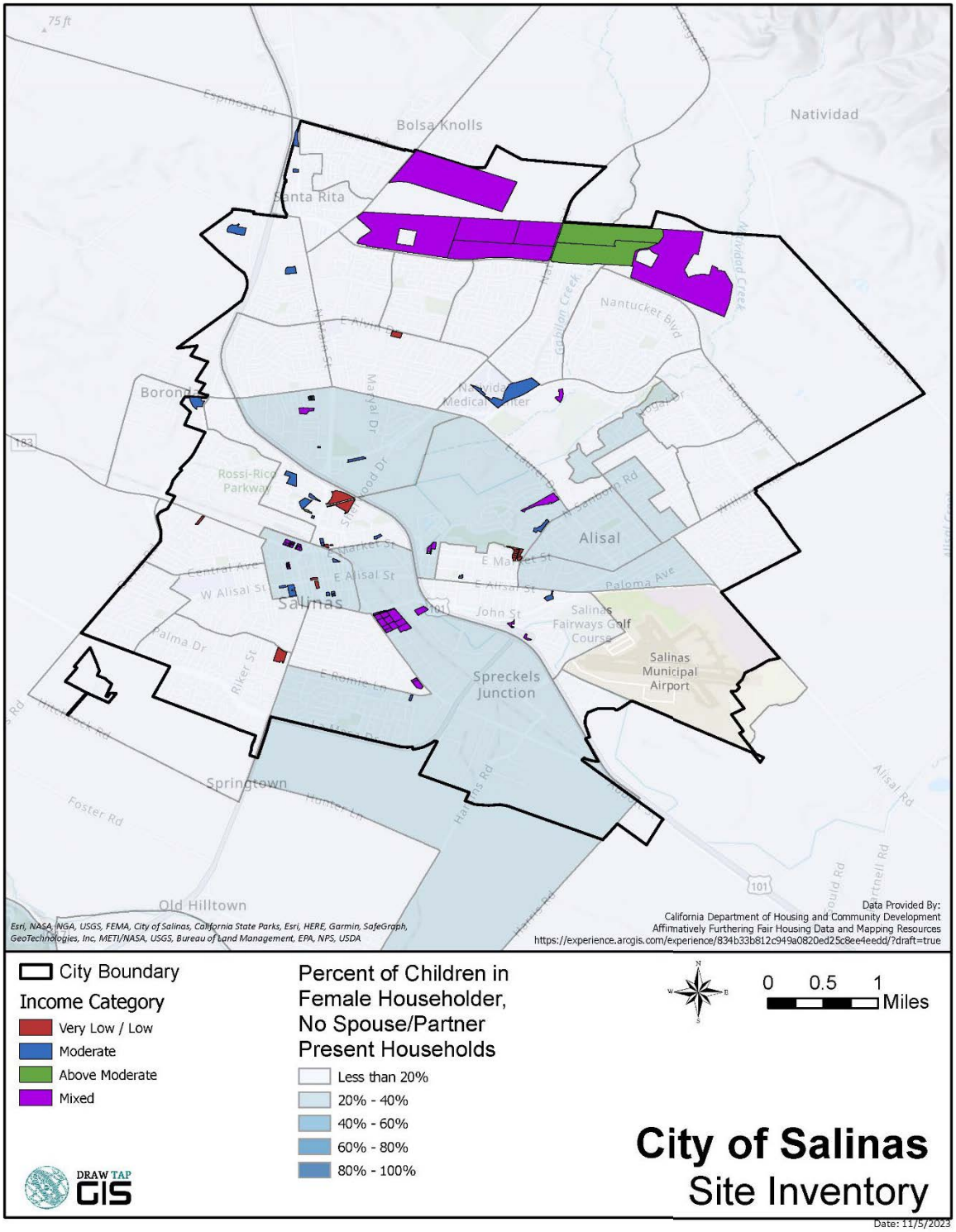
Table D-10: Distribution of RHNA Units by Children in Female-Headed Households

Children in Female-Headed Households (Tract)	Very Low		Low		Moderate		Above Moderate		Total	
	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total
<20%	645	58.7%	558	66.7%	1,727	87.4%	3,381	93.2%	6,311	83.7%
20-40%	454	41.3%	279	33.3%	250	12.6%	248	6.8%	1,231	16.3%
40-60%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
60-80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
>80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	**1099**	**100.0%**	**837**	**100.0%**	**1,977**	**100.0%**	**3,629**	**100.0%**	**7,542**	**100.0%**

Table D-11: Distribution of RHNA Units by Children in Married Couple Households

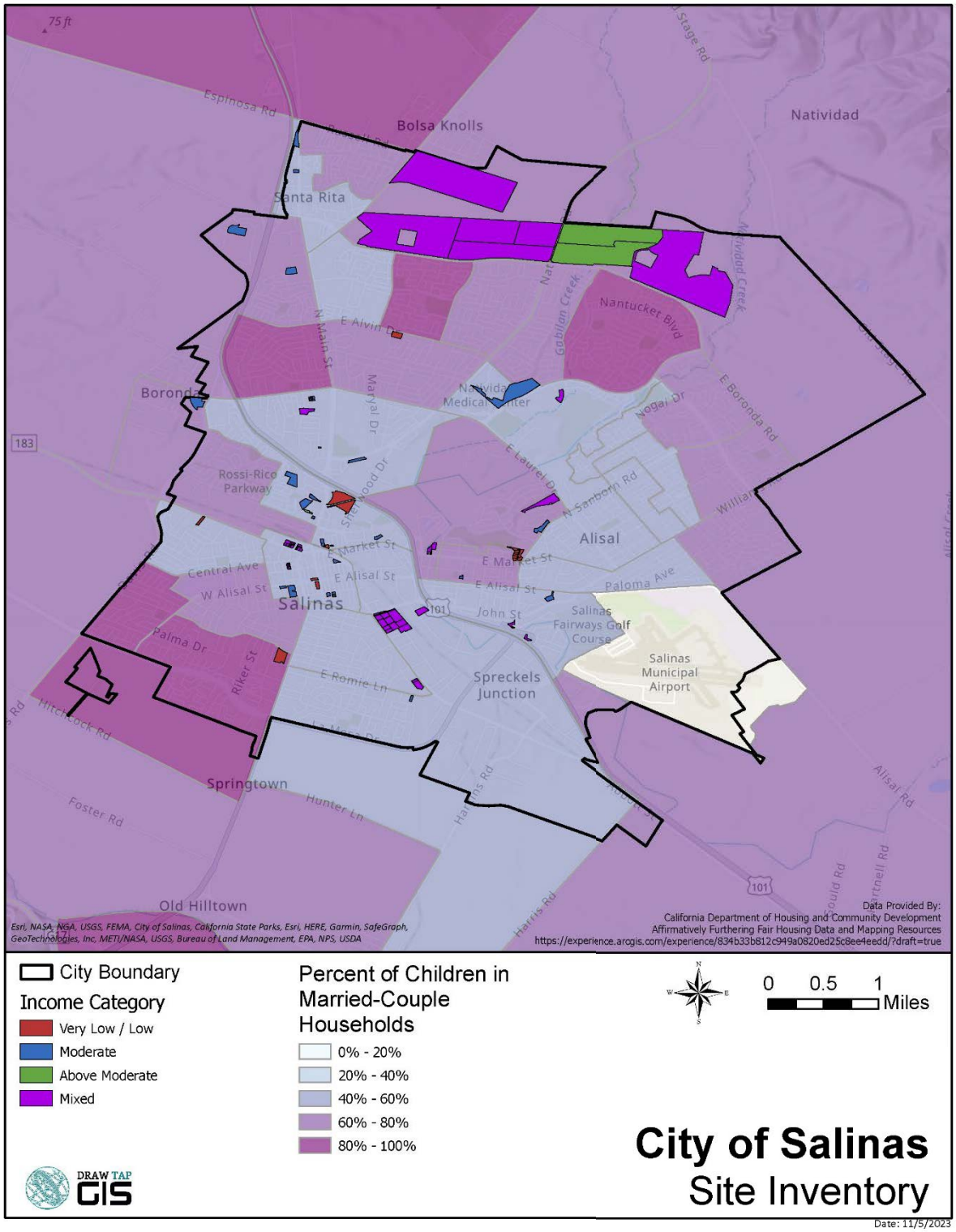
Children in Married Couple Households (Tract)	Very Low		Low		Moderate		Above Moderate		Total	
	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total
<20%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20-40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
40-60%	696	63.3%	435	52.0%	472	23.9%	339	9.3%	1,942	25.7%
60-80%	325	29.6%	323	38.6%	1,505	76.1%	3,290	90.7%	5,443	72.2%
>80%	78	7.1%	79	9.4%	0	0.0%	0	0.0%	157	2.1%
Total	**1099**	**100.0%**	**837**	**100.0%**	**1,977**	**100.0%**	**3,629**	**100.0%**	**7,542**	**100.0%**

Figure D-11: Children in Female-Headed Households by Tract and Sites Inventory (2021)



Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.

Figure D-12: Children in Married Couple Households by Tract and Sites Inventory (2021)



Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.

D. *Income Level*

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51% of the population is LMI (based on HUD income definition of up to 80% of the Area Median Income).

(1) Regional Trends

According to Comprehensive Housing Affordability Strategy (CHAS)[9] data based on the 2015-2019 ACS, 45.6% of Monterey County households are low or moderate income, earning 80% or less than the area median income (AMI) (Table D-12). A significantly larger proportion of renter households in Monterey County are LMI. Over 60% of renter households are considered LMI compared to only 31.3% of owner households. Figure D-13 shows that LMI populations are most concentrated in block groups along the 101 Freeway, including the cities of Salinas, Gonzales, and King City. Counties surrounding Salinas, including Santa Cruz County to the north and San Benito and Merced counties to the east, also have higher concentrations of block groups with LMI populations exceeding 50%.

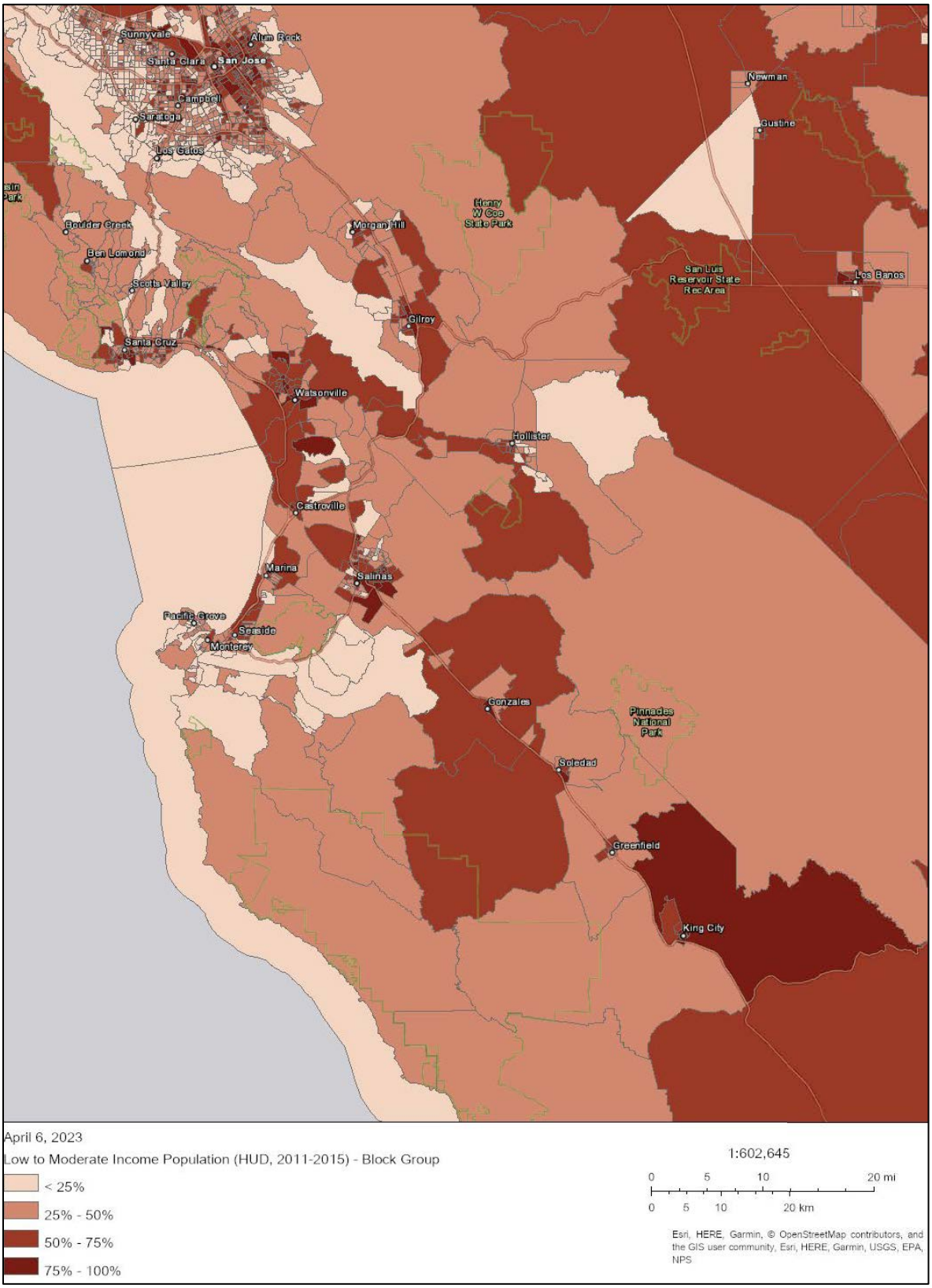
Table D-12: Households by Income and Tenure – Monterey County (2022)

Income Category	Owner		Renter		Total	
	HHs	Percent	HHs	Percent	HHs	Percent
0%-30% of AMI	4,150	6.4%	11,460	18.4%	15,610	12.3%
31%-50% of AMI	5,720	8.8%	11,665	18.7%	17,385	13.7%
51%-80% of AMI	10,455	16.1%	14,585	23.4%	25,040	19.7%
81%-100% of AMI	7,185	11.1%	6,715	10.8%	13,900	10.9%
Greater than 100% of AMI	37,385	57.6%	17,830	28.6%	55,215	43.4%
Total	**64,900**	**100.0%**	**62,255**	**100.0%**	**127,155**	**100.0%**

Source: HUD CHAS Data (based on the 2015-2019 ACS), 2022.

[9] Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.

Figure D-13: Regional LMI Households by Block Group (2015)



Source: HCD AFFH Data Viewer 2.0 (HUD 2011-2015), 2023.

(2) Local Trends

Salinas has a larger LMI household population compared to the County as a whole (55.2% vs. 45.6%, respectively). As presented in Table D-13, like the County, renter-occupied households in Salinas are more likely to have lower household incomes. Approximately 71% of renters in the City are LMI households compared to 35.9% of owners. Further, 50.5% of owners earn more than 100% of the AMI compared to only 18.6% of renters. Renters are also more likely to experience housing problems including cost burden. Disproportionate housing needs are further discussed in Section 1.1.5 of this Appendix. According to 2017-2021 ACS estimates, the median household income in Salinas is $75,747, lower than the County ($82,013) and neighboring cities of Monterey ($85,365) and Pacific Grove ($92,980), comparable to Marina ($78,795) and Gonzales ($73,906), and higher than Soledad ($67,366).

Table D-13: Households by Income and Tenure – Salinas (2022)

Income Category	Owner		Renter		Total	
	HHs	Percent	HHs	Percent	HHs	Percent
0%-30% of AMI	1,370	7.5%	5,235	23.3%	6,605	16.2%
31%-50% of AMI	1,540	8.4%	4,675	20.8%	6,215	15.2%
51%-80% of AMI	3,650	20.0%	6,055	26.9%	9,705	23.8%
81%-100% of AMI	2,490	13.6%	2,360	10.5%	4,850	11.9%
Greater than 100% of AMI	9,235	50.5%	4,190	18.6%	13,425	32.9%
Total	**18,285**	**100.0%**	**22,515**	**100.0%**	**40,800**	**100.0%**

Source: HUD CHAS Data (based on the 2015-2019 ACS), 2022.

As shown in Figure D-14, block groups with larger populations of low- and moderate-income households are most concentrated in the central areas of the City along 101 Freeway, including the Chinatown neighborhood, and the eastern side of the City, including the Alisal neighborhood. Tracts north of Laurel Drive and in the southwest corner of Salinas generally have smaller LMI household populations. As discussed above, these areas also tend to have smaller racial/ethnic minority populations and populations of children residing in single-parent female-headed households (see Figure D-5 and Figure D-11).

(3) Sites Inventory

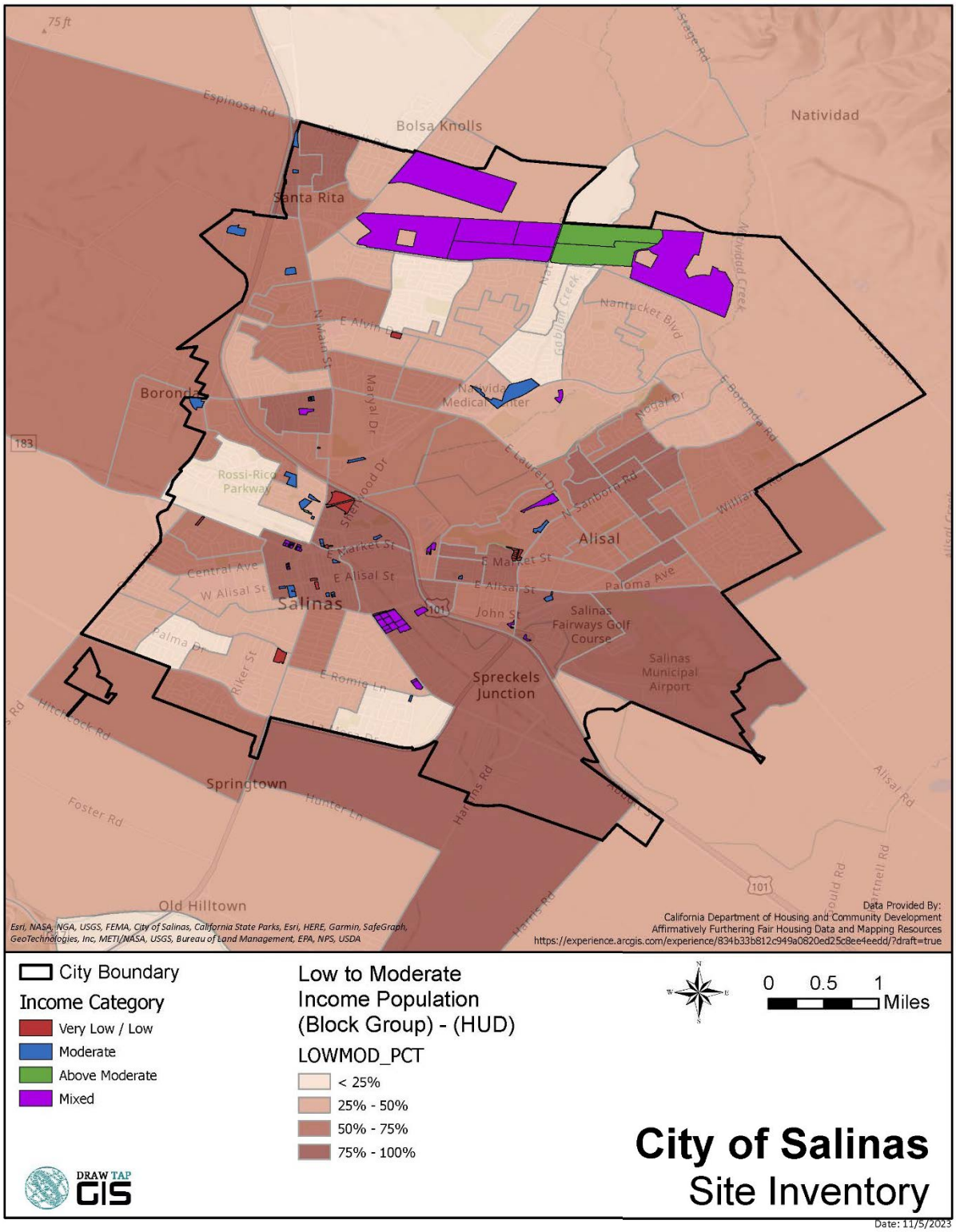
As presented in Table D-14, most RHNA units (73.8%) are located in block groups that are not considered LMI areas, where less than 50% of households are low or moderate income. However, 71.9% of very low income units and 63% of low income units are in LMI areas compared to 20.8% of moderate income units and 6.9% of above moderate income units. Larger parcels that are more suitable for lower income units tend to be located in the central areas of the City where LMI households are more prevalent. It is relevant to note that an additional 28.1% of very low income units and 37% of low income units are in non-LMI areas, ensuring lower income RHNA units are not restricted to LMI areas alone.

Table D-14: Distribution of RHNA Units by LMI Household Population

LMI Households (Block Group)	Very Low		Low		Moderate		Above Moderate		Total	
	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total
<25%	0	0.0%	0	0.0%	6	0.3%	762	21.0%	768	10.2%

25-50%	309	28.1%	310	37.0%	1,560	78.9%	2,617	72.1%	4,796	63.6%
50-75%	114	10.4%	119	14.2%	294	14.9%	32	0.9%	559	7.4%
75-100%	676	61.5%	408	48.7%	117	5.9%	218	6.0%	1,419	18.8%
Total	**1099**	**100.0%**	**837**	**100.0%**	**1,977**	**100.0%**	**3,629**	**100.0%**	**7,542**	**100.0%**

Figure D-14: LMI Household Population by Block Group and Sites Inventory (2015)



Source: HCD AFFH Data Viewer 2.0 (HUD 2011-2015), 2023.

E. Housing Choice Vouchers

An analysis of the trends in Housing Choice Voucher (HCV) concentration can be useful in examining the success of the program in improving the living conditions and quality of life of its holders. The HCV program aims to encourage participants to avoid high-poverty neighborhoods and promote the recruitment of landlords with rental properties in low poverty neighborhoods. HCV programs are managed by Public Housing Agencies (PHAs), and the programs assessment structure (SEMAPS) includes an "expanding housing opportunities" indicator that shows whether the PHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration.

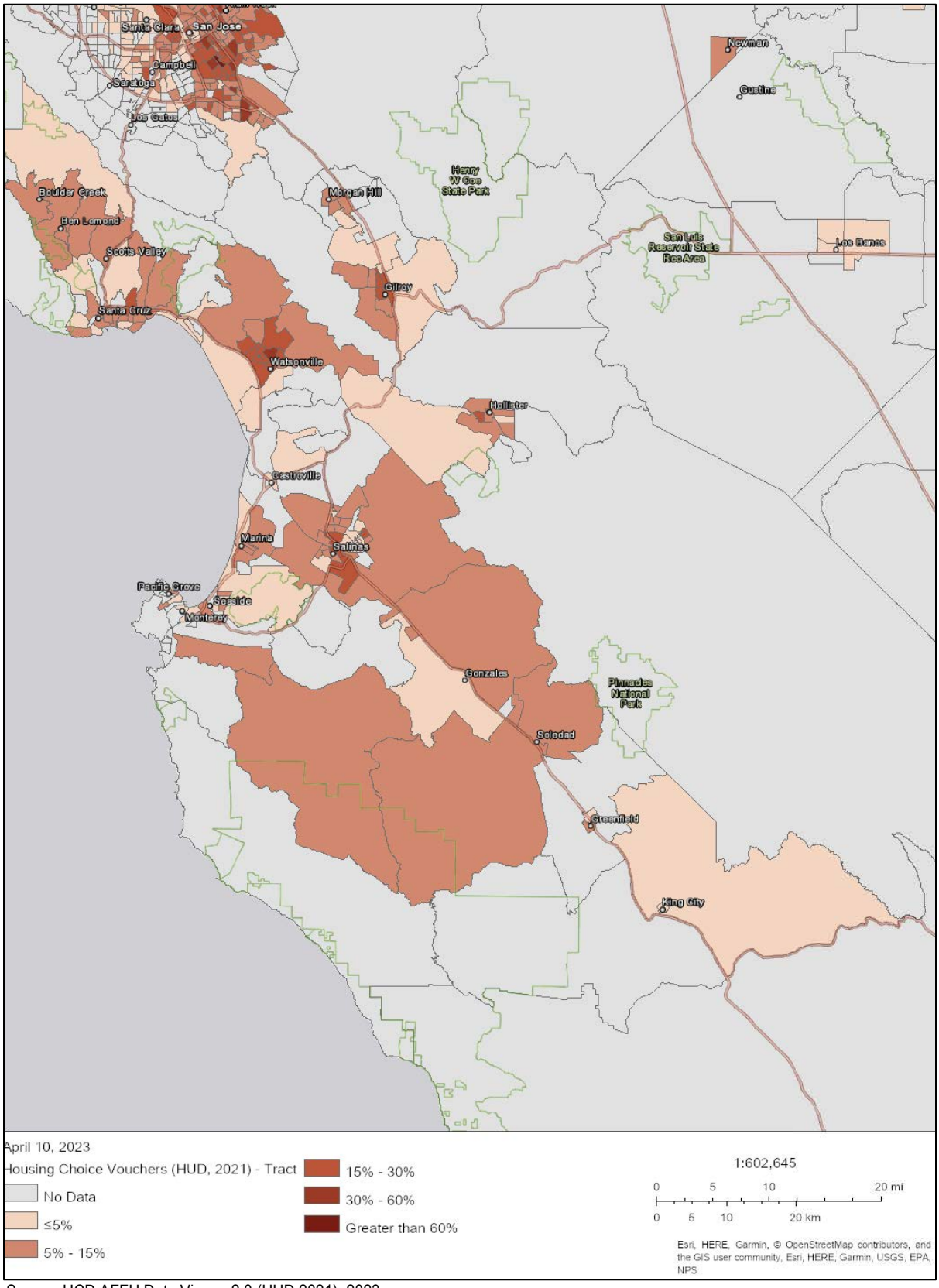
A study prepared by HUD's Development Office of Policy Development and Research found a positive association between the HCV share of occupied housing and neighborhood poverty concentration and a negative association between rent and neighborhood poverty[10]. This means that HCV use was concentrated in areas of high poverty where rents tend to be lower. In areas where these patterns occur, the program has not succeeded in moving holders out of areas of poverty.

(1) Regional Trends

According to the 2019 Regional AI, 3,077 Monterey County households received HCV assistance from the Housing Authority County of Monterey (HACM) as of 2017. The map in Figure D-15 shows that HCV use in the region surrounding Salinas is concentrated in tracts in incorporated cities throughout northern Monterey County and incorporated cities in adjacent counties, including Salinas, Watsonville, Santa Cruz, Gilroy, and San Jose. HCV use in tracts within other Monterey County cities such as Gonzales, Soledad, Marina, Seaside, and Monterey are generally comparable. In most tracts in northern Monterey County cities, less than 15% of renters receive HCVs, while Salinas contains tracts where 15% to 30% of renters receive HCVs. Areas where HCV recipients are more prevalent generally correlate with larger racial/ethnic minority populations and LMI household populations (see Figure D-3 and Figure D-13).

[10] Devine, D.J., Gray, R.W., Rubin, L., & Taghavi, L.B. (2003). *Housing choice voucher location patterns: Implications for participant and neighborhood welfare*. Prepared for the U.S. Department of Housing and Urban Development, Office of Policy Development and Research, Division of Program Monitoring and Research.

Figure D-15: Regional HCV Recipients by Tract (2021)

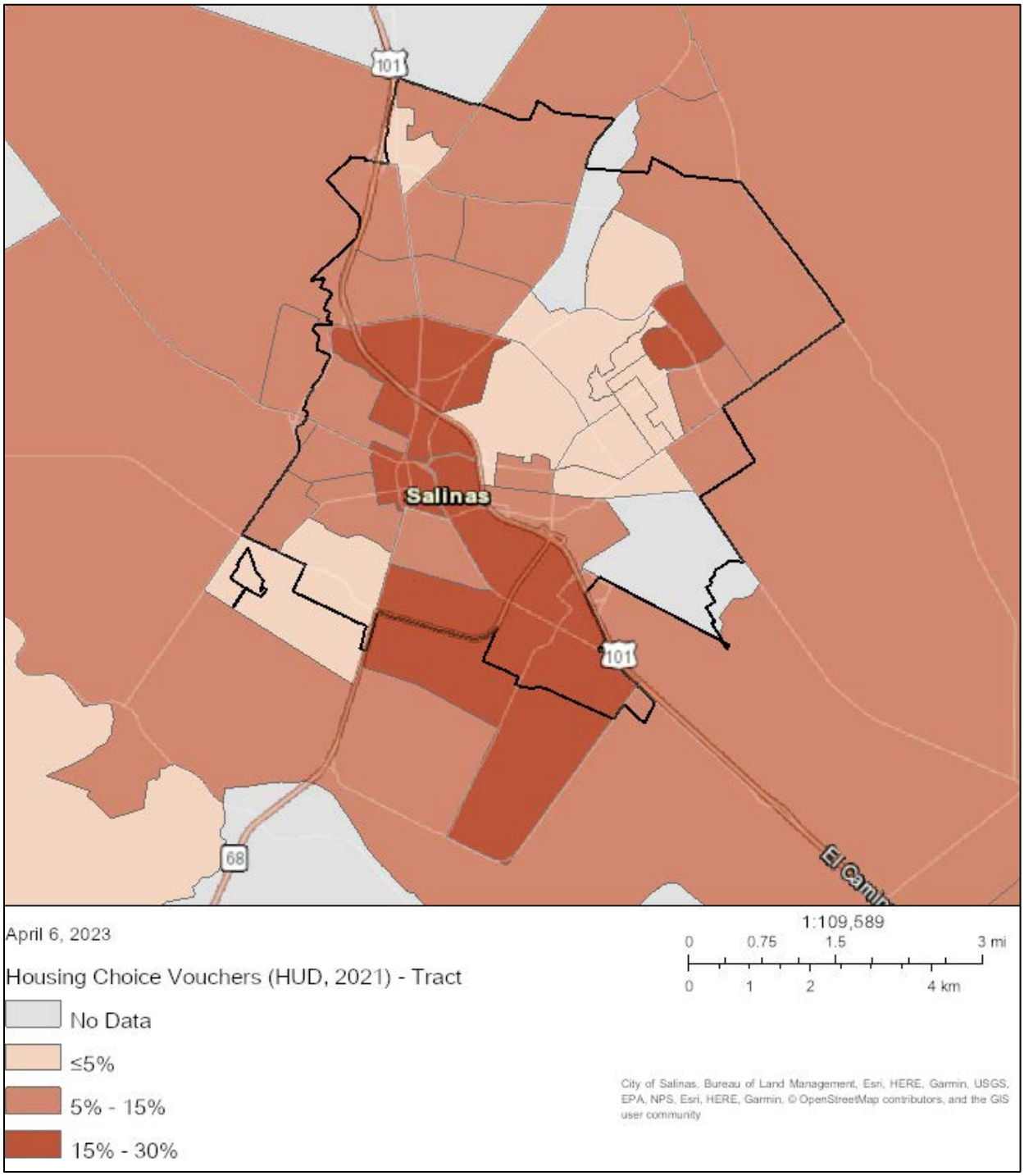


Source: HCD AFFH Data Viewer 2.0 (HUD 2021), 2023.

(2) Local Trends

To restrict access to tenant information, HCV locations are identified in public records by the owner, and not the tenant. Public data pertaining to the locations of HCV program participants are only available as U.S. Census Tract aggregations. Moreover, to protect the confidentiality of those receiving HCV Program assistance, tracts containing 10 or fewer voucher holders have been omitted from this service. As presented in Figure D-16, between 5% and 15% of renters receive HCVs in most Salinas tracts. In several tracts, between 15% and 30% of renters receive HCVs. Most of these tracts are located along the 101 Freeway and include the Chinatown/Downtown neighborhoods. An additional tract in the Alisal neighborhood also has an HCV recipient population of 23%.

Figure D-16: HCV Recipients by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (HUD 2021), 2023.

1.1.3 Racially and Ethnically Concentrated Areas

A. Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)

In an effort to identify racially/ethnically-concentrated areas of poverty (R/ECAPs), the California Tax Credit Allocation Committee (TCAC)/HCD has identified areas of high segregation and poverty through opportunity maps. TCAC opportunity maps are discussed in detail in Section 1.1.4, *Access to Opportunities*, of this Assessment of Fair Housing Issues.

The TCAC/HCD opportunity maps identify areas of high segregation and poverty based on a two stage approach:

1. **Concentrated Poverty:** First, the filter identifies tracts and rural block groups where at least 30% of the population is living below the poverty line. Research has found that the impact of area poverty rates in producing negative outcomes for individuals--including crime, school leaving, and duration of poverty spells--begin to appear after an area exceeds approximately 20% poverty, whereupon the externality effects grow rapidly until the neighborhood reaches approximately 40% poverty. To prevent college towns from distorting the filter's concentrated poverty measure, college and graduate students are removed from the poverty calculation in the filter in tracts where they comprise at least 25% of the population. An internal analysis found that without this adjustment, some tracts with high proportions of college students—many of which have high domain scores—are shown as having poverty rates exceeding 30%, likely due to the Census classifying many unemployed and partially employed students living off-campus up as poor.

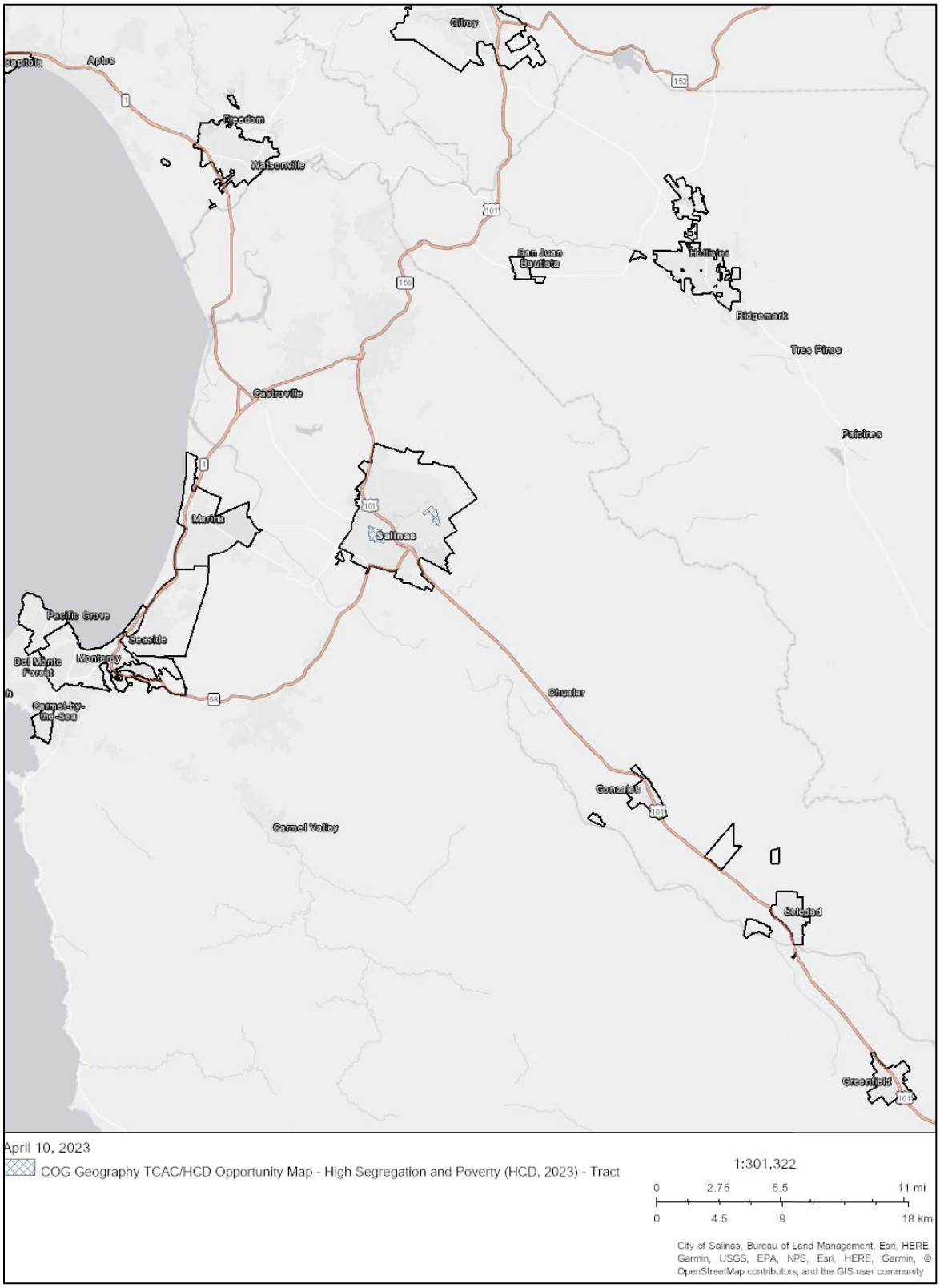
2. **Racial Segregation:** Second, the filter relies on a measure of racial segregation to capture which tracts and rural block groups have a disproportionate share of households of color. Setting an absolute threshold (as the federal RECAP metric does) does not account for substantial variation in the racial and ethnic population across California's counties. To properly account for the features of inequality operating on individuals at the neighborhood level, a relative segregation measure is more appropriate to reflect the experience of residents. The filter thus relies on the location quotient of residential racial segregation (LQ), which is increasingly being used in studies that seek to assess the impact of racial segregation on individual and community outcomes. The LQ is a small-area measure of relative segregation calculated at the residential census tract level that represents how much more segregated an area (e.g., a census tract or block group) is relative to the larger area (in this case, the county). For the filter, tracts that have a LQ higher than 1.25 for Black, Hispanic, Asian, or all people of color are flagged as being racially segregated in comparison to the county. Census tracts and rural block groups that have both a poverty rate of over 30% and that are designated as being racially segregated are filtered into the "High Segregation & Poverty" category. Due to data unreliability at the block group level in the poverty indicator, the "High Poverty and Segregation" category is designated at the tract level in rural areas.

(1) Regional Trends

Few tracts in the region surrounding Salinas have been identified as areas of high segregation and poverty. As presented in Figure D-17, two tracts in Salinas are considers areas of high segregation and poverty. However, no other tracts in northern Monterey County have the same designation. Additional areas of high segregation and poverty have been identified in Fresno, Merced, and Santa

Clara counties. As discussed above, approximately 71% of the Monterey County population belongs to a racial or ethnic minority group. The Hispanic/Latino population represents the largest proportion of the population (59.7%). Salinas, where two areas of high segregation and poverty have been identified, generally has larger racial/ethnic minority populations compared to other northern Monterey County cities. Salinas also has a lower median household income compared to the county household median.

Figure D-17: Regional TCAC Areas of High Segregation and Poverty (2023)



Source: HCD AFFH Data Viewer 2.0 (TCAC/HCD 2023), 2023.

(2) Local Trends

There are two TCAC high segregation and poverty tracts that have been identified in Salinas. One area of high segregation and poverty is on the northern end of the Alisal neighborhood and the other encompasses the Downtown area, south of the Chinatown neighborhood (Figure D-18). Both tracts contain block groups with racial/ethnic minority populations exceeding 81% and LMI household populations exceeding 75% (see Figure D-5 and Figure D-14).

As presented in Table D-15, Salinas has a larger population below the poverty level compared to the County (14.3% vs. 12.2%, respectively). Countywide, the population of some other race has the largest proportion of persons below the poverty level (17.4%), followed by the Hispanic/Latino population (15%), American Indian and Alaska Native population (13.9%), and Black/African American population (13.5%). All other racial/ethnic groups countywide have populations below the poverty level that do not exceed the countywide average of 12.2%. Similarly, the population of some other race in Salinas has the highest poverty rate (17.6%), followed by the Hispanic/Latino population (15.6%). All other racial/ethnic groups in Salinas have poverty rates below 14.3%. The Black/African American population, American Indian and Alaska Native population, population of two or more races, and non-Hispanic White population in Salinas have lower poverty rates compared to the respective populations countywide.

Table D-15: Poverty Status by Race/Ethnicity (2021)

Race/Ethnicity	Salinas		Monterey County	
	Total Population	Percent Below Poverty Level	Total Population	Percent Below Poverty Level
Black or African American alone	2,161	9.9%	8,071	13.5%
American Indian and Alaska Native alone	1,439	8.6%	2,981	13.9%
Asian alone	9,381	10.9%	24,608	9.5%
Native Hawaiian and Other Pacific Islander alone	74	10.8%	1,952	4.4%
Some other race alone	90,215	17.6%	165,588	17.4%
Two or more races	13,665	9.6%	37,101	10.4%
Hispanic or Latino origin (of any race)	129,157	15.6%	254,891	15.0%
White alone, not Hispanic or Latino	19,537	8.4%	121,382	6.6%
Population for whom poverty status is determined	**161,522**	**14.3%**	**422,014**	**12.2%**

Source: 2017-2021 ACS (5-Year Estimates).

(3) Sites Inventory

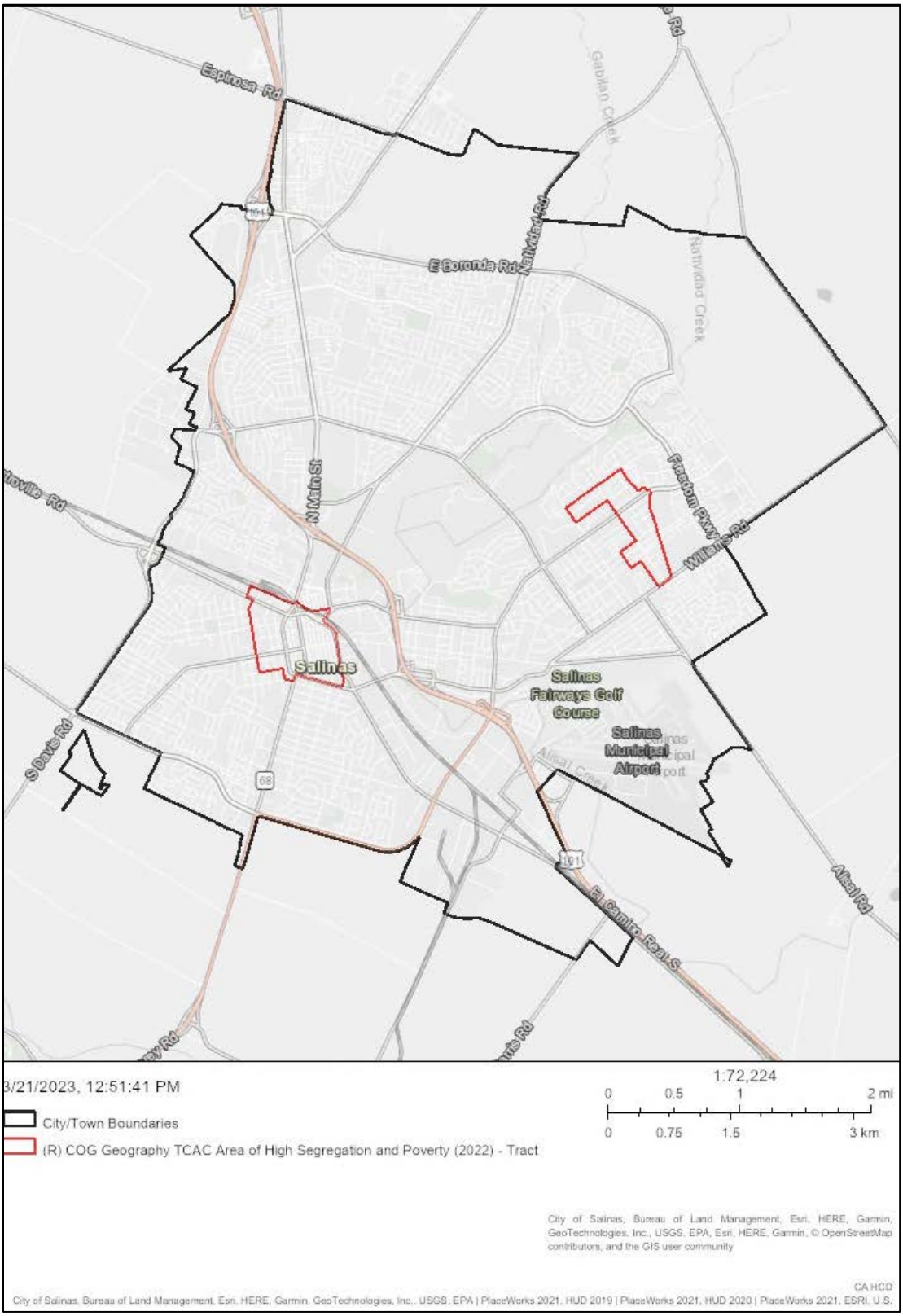
As discussed above, there are two TCAC areas of high segregation and poverty in Salinas; one in the Alisal neighborhood and one in Downtown Salinas. The distribution of units selected to meet the RHNA are shown in Table D-16. There are no RHNA units in the area of high segregation and poverty in the Alisal neighborhood. Most RHNA units (95%) are not in areas of high segregation and poverty. A slightly larger proportion of units allocated towards the very low (14.6%) and low (19.5%) income RHNA are in areas of high segregation and poverty compared to moderate (2.6%) and above moderate (0%) units. However, the City's sites strategy aims to serve existing communities in need, such as communities of high segregation and poverty, while supporting mixed income communities.

There are 375 total RHNA units allocated in tract 13, the area of high segregation and poverty encompassing the Downtown area. Of the 375 units in this tract, 42.9% are allocated towards the very low income RHNA (161 units), 43.5% towards the low income RHNA (163 units), and 13.6% towards the moderate income RHNA (51 units). Overall, the City's RHNA strategy promotes housing types of varying affordability levels in the Downtown neighborhood.

Table D-16: Distribution of RHNA Units by TCAC Area of High Segregation and Poverty

TCAC Area of High Segregation and Poverty	Very Low		Low		Moderate		Above Moderate		Total	
	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total
Area of High Segregation and Poverty	161	14.6%	163	19.5%	51	2.6%	0	0.0%	375	5.0%
Not an Area of High Segregation and Poverty	938	85.4%	674	80.5%	1926	97.4%	3629	1	7167	95.0%
Total	**1099**	**100.0%**	**837**	**100.0%**	**1,977**	**100.0%**	**3,629**	**100.0%**	**7,542**	**100.0%**

Figure D-18: TCAC Areas of High Segregation and Poverty (2022)



Source: HCD AFFH Data Viewer (TCAC 2022), 2023.

B. *Racially Concentrated Areas of Affluence (RCAAs)*

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAAs are defined as communities with a large proportion of affluent and non-Hispanic White residents. According to HUD's policy paper, non-Hispanic Whites are the most racially segregated group in the United States. In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.

HCD has created a new version of the RCAA metric to better reflect California's relative diversity and regional conditions, and to aid local jurisdictions in their analysis of racially concentrated areas of poverty and affluence pursuant to AB 686 and AB 1304. To determine the RCAAs, census tracts with a location quotient (LQ) of more than 1.25 and a median income 1.5 times higher than the COG AMI (or 1.5x the State AMI, whichever is lower) were assigned a numeric score of 1 (Is a RCAA). Census tracts that did not meet this criterion were assigned a score of 0 (Not a RCAA).[11] The LQ represents the percentage of total white population (White Alone, Not Hispanic or Latino) for each census tract compared to the average percentage of total white population for all census tracts in a given COG region. For example, a census tract with a LQ of 1.5 has a percentage of total white population that is 1.5 times higher than the average percentage of total white population in the given COG region. COG AMI was determined by averaging the 2019 ACS established AMI's for each county within the given COG region.

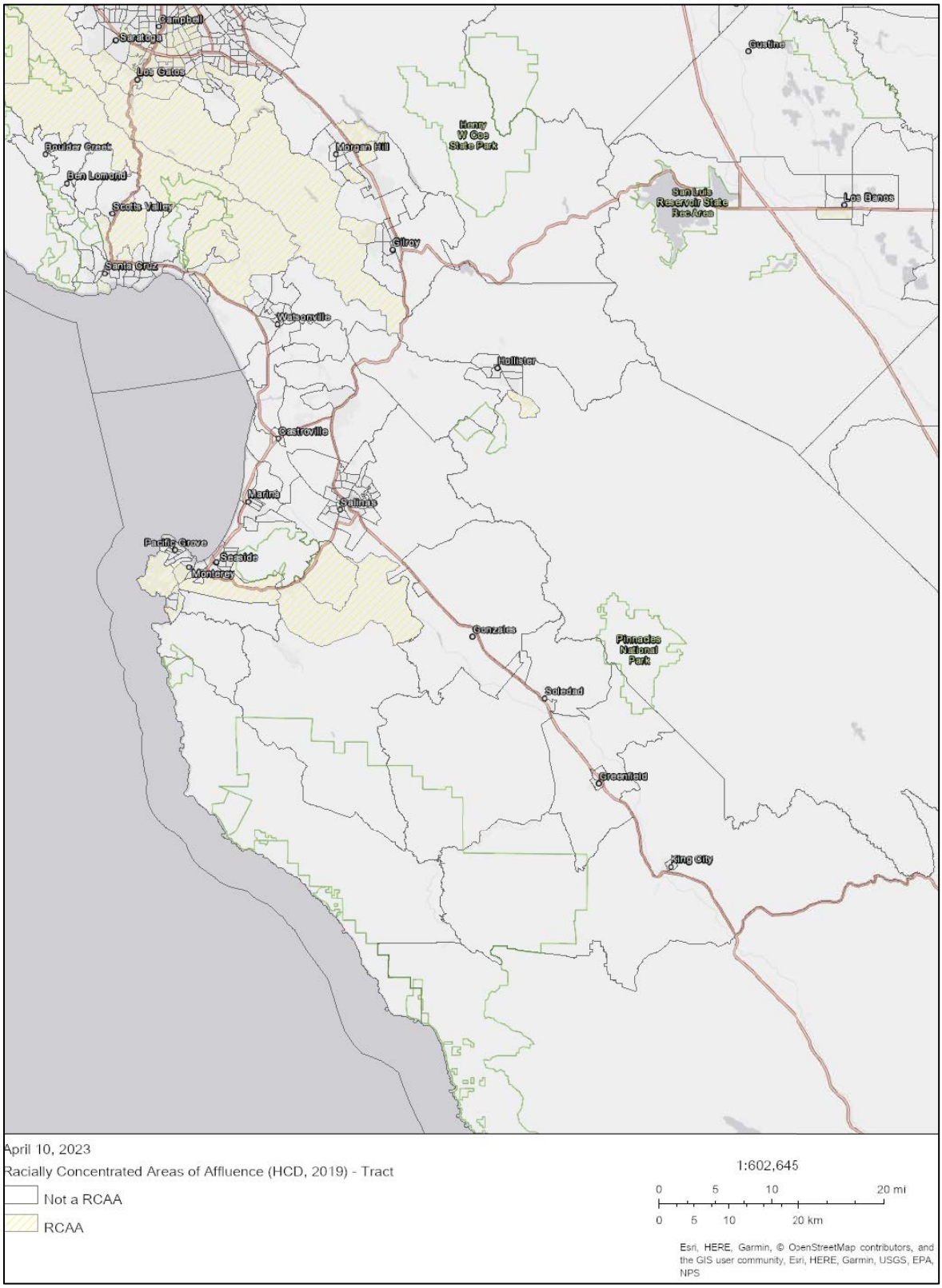
(1) Regional Trends

There are significantly more tracts that have been identified as RCAAs compared to TCAC areas of high segregation and poverty in the region surrounding Salinas. As shown in Figure D-19, there are several RCAAs in the northern Monterey County area, stretching from the unincorporated Carmel Valley areas south of Salinas to the areas in and adjacent to the City of Monterey. There are no other areas in Monterey County with tracts that have been identified as RCAAs. RCAAs have also been identified in the counties of San Benito, Santa Clara, and Santa Cruz. RCAAs are significantly more common in the coastal counties north of Monterey County compared to Monterey County and the inland counties of Merced, Fresno, and San Benito.

Median income by tract for the region is presented in Figure D-20. In general, tracts with higher median incomes are prevalent in areas where RCAAs are present. In northern Monterey County, tracts in the Carmel Valley area and through the cities of Monterey, Pacific Grove, and Carmel-by-the-Sea have higher median incomes than Salinas, Marina, Gonzales, and Soledad. Counties north of Monterey County also have higher median incomes compared to counties east of Monterey.

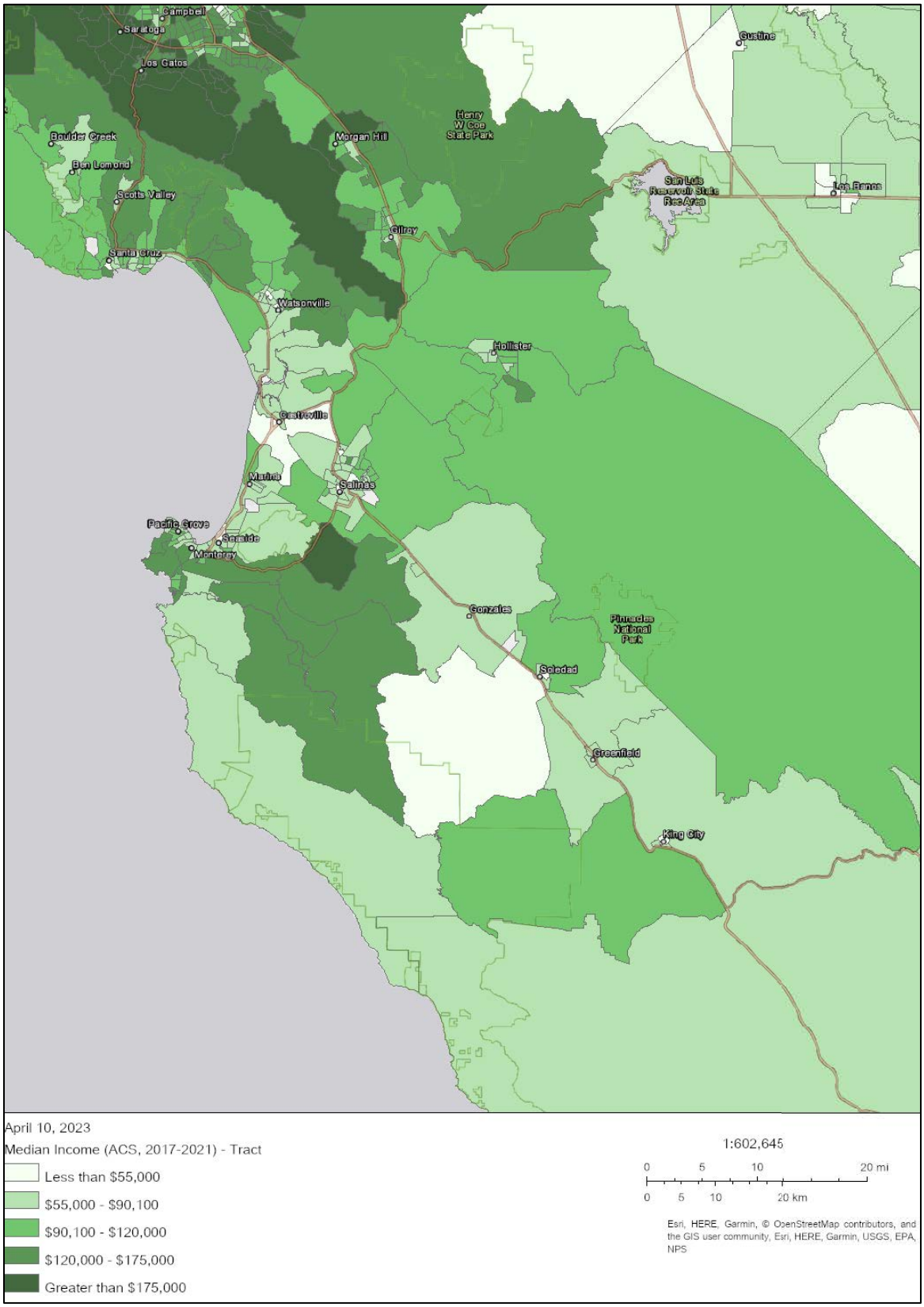
[11] HCD AFFH Data Viewer 2.0 – Racially Concentrated Areas of Affluence. Description and Methodology. https://www.arcgis.com/home/item.html?id=8e44e811fc474df293cdd33060f3b90f&sublayer=4. Accessed April 2023.

Figure D-19: Regional RCAA Tracts (2019)



Source: HCD AFFH Data Viewer 2.0 (HCD 2019), 2023.

Figure D-20: Regional Median Income by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.

(2) Local Trends

There are no RCAAs that have been identified in Salinas. As presented previously, non-White populations represent 87.8% of the population in Salinas and more than 81% of the population in most Salinas tracts (see Figure D-5). There are no block groups in Salinas where then non-White population represents less than 20% of the block group population. Median income by tract is shown for Salinas in Figure D-21. There is only one tract in the City where the median income exceeds $120,000, located in the northwestern section of the City. The northeastern area of Salinas also generally has higher median incomes compared to the remainder of the City. The central areas of Salinas, including parts of the Alisal neighborhood and the Downtown area south of Chinatown have the lowest median incomes below $55,000. This area of Salinas also has large racial/ethnic minority and LMI household populations (see Figure D-5 and Figure D-14). Two tracts in these neighborhoods have also been identified as TCAC areas of high segregation and poverty (see Figure D-18).

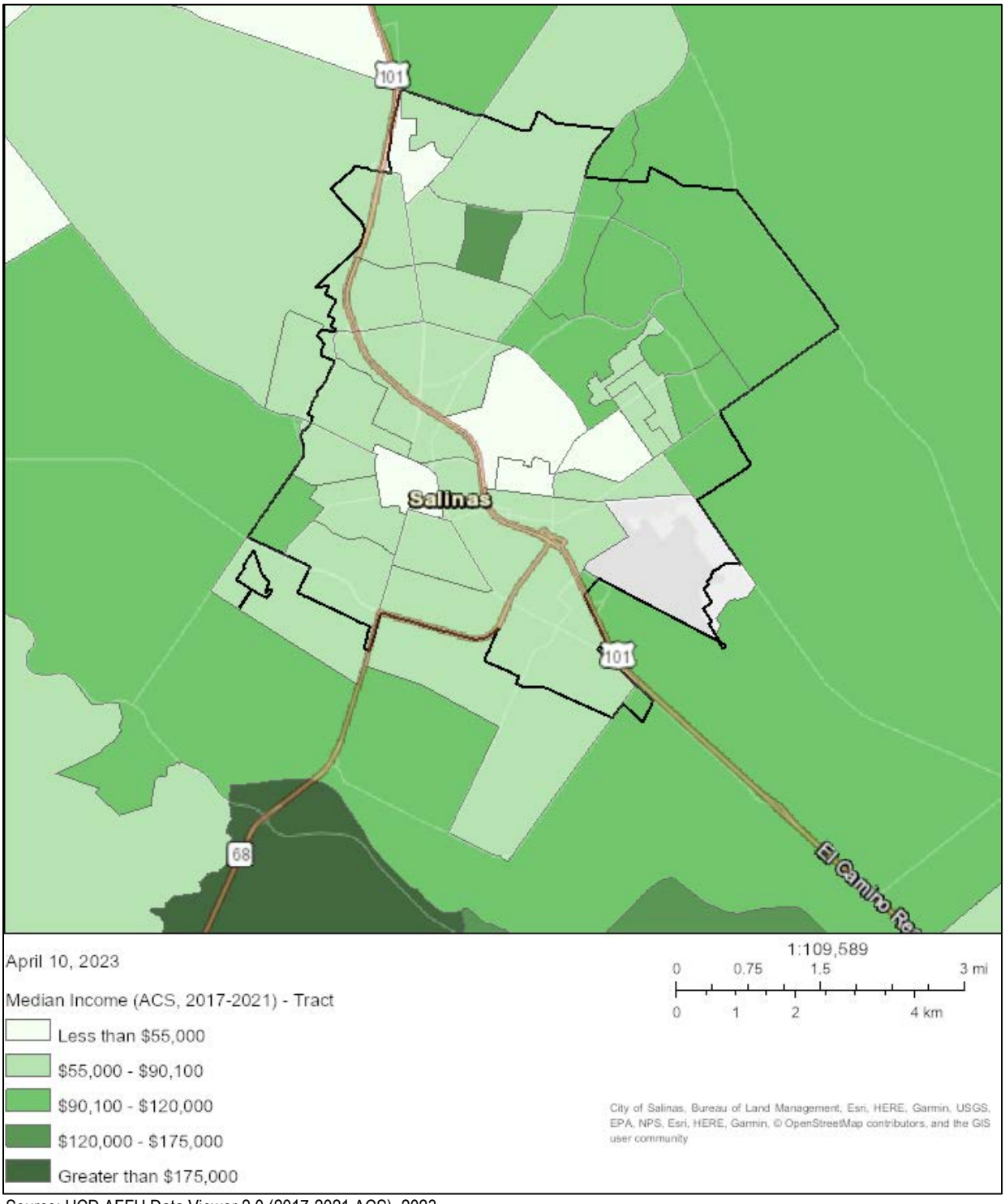
Median household income by race/ethnicity in Salinas and Monterey County is shown in Table D-17. The Native Hawaiian and other Pacific Islander population in the City are too small to accurately estimate median household income. In the County, Native Hawaiian and other Pacific Islander households have the highest median income of $102,500. Countywide, the median income among households of a race not listed (some other race) is the lowest ($63,316), followed by the Hispanic/Latino household median of $68,058. The median household income in Monterey County is $82,013, significantly than $75,747 in Salinas. Like the County, the population of some other race and Hispanic/Latino population have the lowest median household incomes in Salinas compared to other racial/ethnic groups. As discussed previously, the population of some other race and Hispanic/Latino population also have the highest poverty rates in the City.

Table D-17: Median Household Income by Race/Ethnicity (2021)

Race/Ethnicity	Salinas		Monterey County	
	Percent Distribution	Median Income	Percent Distribution	Median Income
White alone, not Hispanic or Latino	20.6%	$88,998	42.0%	$100,483
Hispanic or Latino origin (of any race)	69.3%	$70,358	46.1%	$68,058
Black or African American	1.8%	$82,465	2.3%	$77,740
American Indian and Alaska Native	1.0%	$86,493	0.7%	$77,207
Asian	7.1%	$91,304	6.4%	$90,313
Native Hawaiian and Other Pacific Islander	0.0%	-	0.5%	$102,500
Some other race	47.2%	$65,464	29.0%	$63,316
Two or more races	7.8%	$93,268	7.7%	$89,017
Total	**100.0%**	**$75,747**	**100.0%**	**$82,013**

Source: 2017-2021 ACS (5-Year Estimates).

Figure D-21: Median Income by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.

1.1.4 Access to Opportunities

Significant disparities in access to opportunity are defined by the AFFH Final Rule as "substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing."

The Department of Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task force to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/ departments to further the fair housing goals (as defined by HCD)." The Task Force has created Opportunity Maps to identify resources levels across the state "to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with nine percent Low Income Housing Tax Credits (LIHTCs)". These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Table D-18 shows the full list of indicators. The opportunity maps include a measure or "filter" to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- **Poverty:** Tracts with at least 30 percent of population under federal poverty line; and
- **Racial Segregation:** Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Table D-18: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020.

TCAC/HCD assigns "scores" for each of the domain by census tracts as well as computing "composite" scores that are a combination of the three domains (Table D-18). Scores from each individual domain range from 0-1, where higher scores indicate higher "access" to the domain or higher "outcomes." Composite scores do not have a numerical value but rather rank census tracts by the level of resources (low, moderate, high, highest, and high poverty and segregation).

The TCAC/HCD Opportunity Maps offer a tool to visualize areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource, and high segregation and poverty. The opportunity maps can help to identify areas within the community that provide good access to opportunity for residents or, conversely, provide low access to opportunity. They can also help to highlight areas where there are high levels of segregation and poverty.

The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low resource areas and areas of high segregation and poverty and to encourage better access for low and moderate income and black, indigenous, and people of color (BIPOC) households to housing in high resource areas.

While the Federal Affirmatively Furthering Fair Housing (AFFH) Rule has been repealed, the data and mapping developed by HUD for the purpose of preparing the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on nationally available data sources to assess County and City residents' access to key opportunity assets. HUD opportunity indices are provided for entitlement jurisdictions only. Opportunity indicators are not available for the Town of Tiburon. Table D-19 provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the index value, the higher the school system quality is in a neighborhood.*

- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. *The higher the index value, the higher the labor force participation and human capital in a neighborhood.*

- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e., the Core-Based Statistical Area (CBSA). *The higher the transit trips index value, the more likely residents in that neighborhood utilize public transit.*

- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. *The higher the index value, the lower the cost of transportation in that neighborhood.*

- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*

- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher the index value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.*

(1) Regional Trends

As explained earlier, TCAC composite scores categorize the level of resources in each census tract. Categorization is based on percentile rankings for census tracts within the region. Counties in the region all have a mix of resource levels. In general, coastal areas tend to have higher opportunity scores including high and highest resource tracts (Figure D-22). In Monterey County, Monterey, Pacific Grove, and the coastal areas south are comprised of high and highest resource tracts while inland cities, including Salinas, Gonzales, and Soledad are made up of moderate and low resource tracts. Santa Clara County and Santa Cruz County have a higher concentration of high and highest resource tracts compared to Monterey County and counties to the east. As discussed previously, Santa Clara County and Santa Cruz County also tend to have more tracts that have been identified as RCAAs (see Figure D-19).

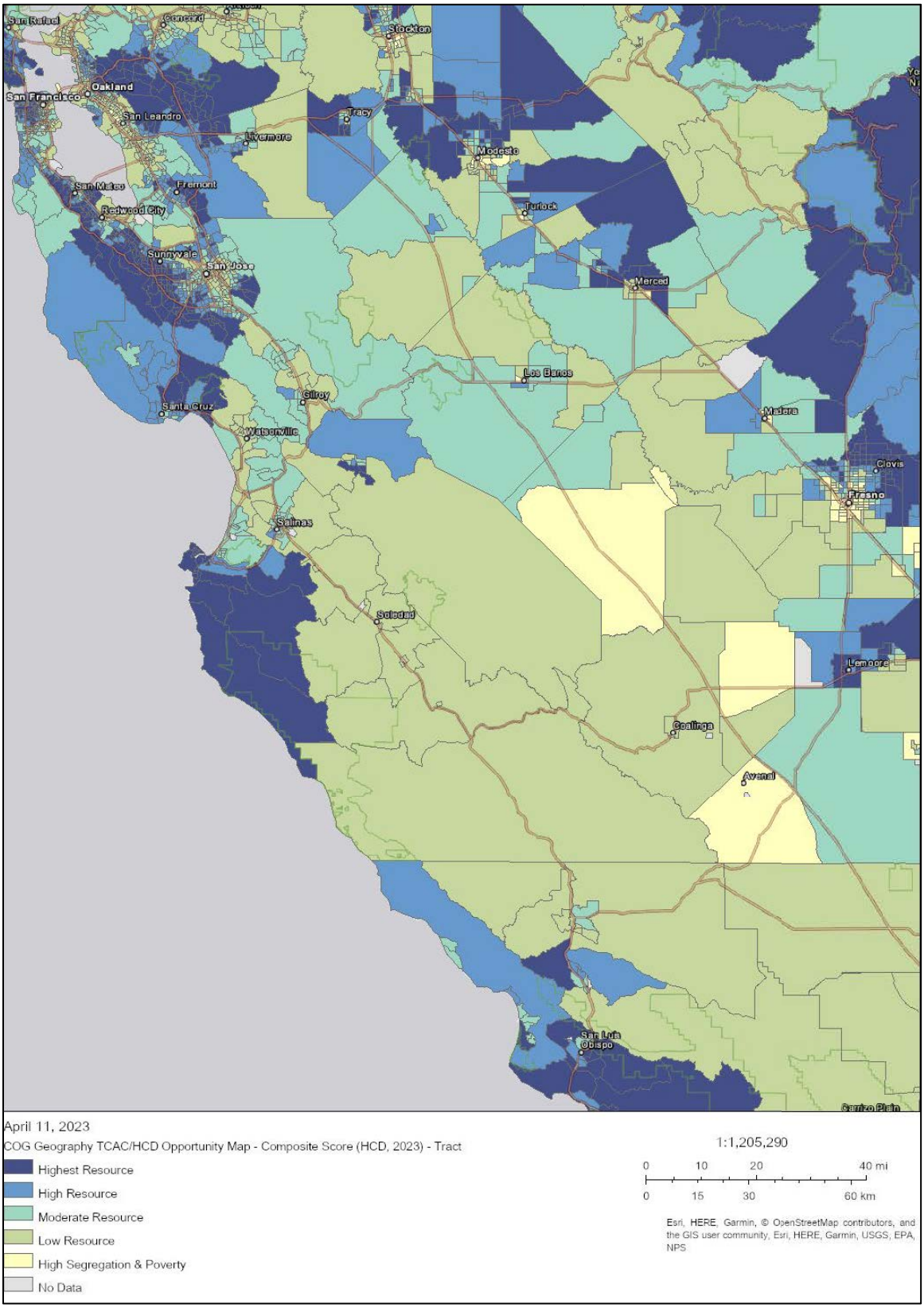
HUD Opportunity Index scores for Monterey County are shown in Table D-19 and are further discussed in the following subsections.

Table D-19: Opportunity Indices by Race/Ethnicity – Monterey County

	School Prof.	Labor Market	Transit Trip	Low Transp. Cost	Jobs Prox.	Env. Health
Total Population						
White, Non-Hispanic	48.99	55.97	68.46	53.98	57.98	62.20
Black, Non-Hispanic	28.25	33.15	74.02	57.78	30.12	49.94
Hispanic	15.55	29.36	73.15	56.24	34.23	38.25
Asian or Pacific Islander, Non-Hispanic	30.59	46.51	71.04	57.01	40.05	52.51
Native American, Non-Hispanic	29.01	38.66	71.11	55.41	41.7	48.76
Population below federal poverty line						
White, Non-Hispanic	42.66	52.59	68.85	57.44	55.85	60.53
Black, Non-Hispanic	25.61	43.5	74.45	61.47	36.08	53.76
Hispanic	13.96	28.32	76.08	58.82	34.65	36.38
Asian or Pacific Islander, Non-Hispanic	35.32	48.32	75.6	62.28	48.42	52.89
Native American, Non-Hispanic	11.18	21.3	61.81	51.99	38.47	43.02

Source: AFFHT Data Table 12; Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

Figure D-22: Regional TCAC Opportunity Area Scores by Tract (2023)



Source: HCD AFFH Data Viewer 2.0 (HCD 2023), 2023.

(2) Local Trends

Table D-20 shows the 2021 Opportunity Map scores for the census tracts in the City. Categorization is based on percentile rankings for census tracts within the Monterey County region. High composite scores mean higher resources. As presented in Table D-20 and Figure D-23, most Salinas tracts are low or moderate resource areas. It is relevant to note that the scores in Table D-20 are from 2021 and scores in Figure D-23 are from 2023; therefore, scores may differ. There are only two high resource tracts in Salinas, both located in the southwestern corner of the City. As discussed previously, there are also two areas of high segregation and poverty: one in the Downtown area and one in the Alisal neighborhood. These areas tend to have larger LMI household populations (see Figure D-14).

HUD Opportunity Index scores for Salinas are shown in Table D-21 and are further discussed in the following subsections.

Table D-20: HCD/TCAC Opportunity Area Scores by Tract (2021)

Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index	Final Category
1.01	0.194	0.368	0.36	-0.393	Low Resource
1.03	0.11	0.829	0.14	-0.489	Low Resource
1.04	0.388	0.404	0.362	-0.223	Moderate Resource
2	0.202	0.77	0.219	-0.383	Low Resource
3	0.154	0.705	0.23	-0.43	Low Resource
4	0.124	0.385	0.264	-0.507	Low Resource
5.01	0.011	0.753	0.093	-0.76	Low Resource
5.02	0.084	0.32	0.138	-0.655	Low Resource
6	0.028	0.671	0.126	-0.7	Low Resource
7.01	0.014	0.862	0.244	-0.602	Low Resource
7.02	0.056	0.843	0.183	-0.516	Low Resource
8	0.076	0.503	0.216	-0.575	Low Resource
9	0.067	0.298	0.093	#N/A	High Segregation & Poverty
12	0.362	0.461	0.236	-0.313	Moderate Resource
13	0.031	0.278	0.39	#N/A	High Segregation & Poverty
14	0.511	0.438	0.39	-0.079	Moderate Resource
15	0.463	0.326	0.385	-0.156	Moderate Resource
16	0.522	0.34	0.275	-0.218	Moderate Resource
17	0.065	0.346	0.275	-0.592	Low Resource
18.01	0.197	0.121	0.312	-0.54	Low Resource
18.02	0.146	0.211	0.247	-0.576	Low Resource
105.04	0.23	0.256	0.132	-0.555	Low Resource
105.05	0.115	0.48	0.143	-0.567	Low Resource
105.06	0.129	0.287	0.143	-0.613	Low Resource
106.03	0.601	0.812	0.323	-0.022	Moderate Resource
106.04	0.365	0.916	0.135	-0.251	Moderate Resource
106.05	0.213	0.697	0.152	-0.426	Low Resource

106.06	0.292	0.065	0.233	-0.606	Low Resource
106.07	0.022	0.89	0.067	-0.667	Low Resource
106.08	0.121	0.719	0.076	-0.566	Low Resource
145	0.331	0.104	0.32	-0.441	Low Resource

Note: These scores were compiled in 2021 and may not match the updated 2023 scores shown in Figure D-23.
Source: TCAC/HCD Opportunity Area Scores, Final 2021.

Table D-21: Opportunity Indices by Race/Ethnicity – Salinas

	School Prof.	Labor Market	Transit Trip	Low Transp. Cost	Jobs Prox.	Env. Health
Total Population						
White, Non-Hispanic	14.79	38.88	79.52	61.83	44.79	28.68
Black, Non-Hispanic	13.43	34.66	79.43	62.03	31.38	30.38
Hispanic	11.95	29.31	82.84	62.38	28.10	29.98
Asian or Pacific Islander, Non-Hispanic	13.82	38.43	76.79	58.72	26.49	32.22
Native American, Non-Hispanic	13.82	35.32	80.67	61.93	32.09	30.75
Population below federal poverty line						
White, Non-Hispanic	12.59	35.71	81.14	65.45	44.28	28.37
Black, Non-Hispanic	13.20	35.96	77.66	61.38	30.46	31.12
Hispanic	12.50	27.33	85.80	64.11	28.85	29.26
Asian or Pacific Islander, Non-Hispanic	7.67	29.04	78.66	64.72	37.12	27.64
Native American, Non-Hispanic	22.00	40.91	84.18	66.64	32.86	26.85

Source: AFFHT Data Table 12; Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

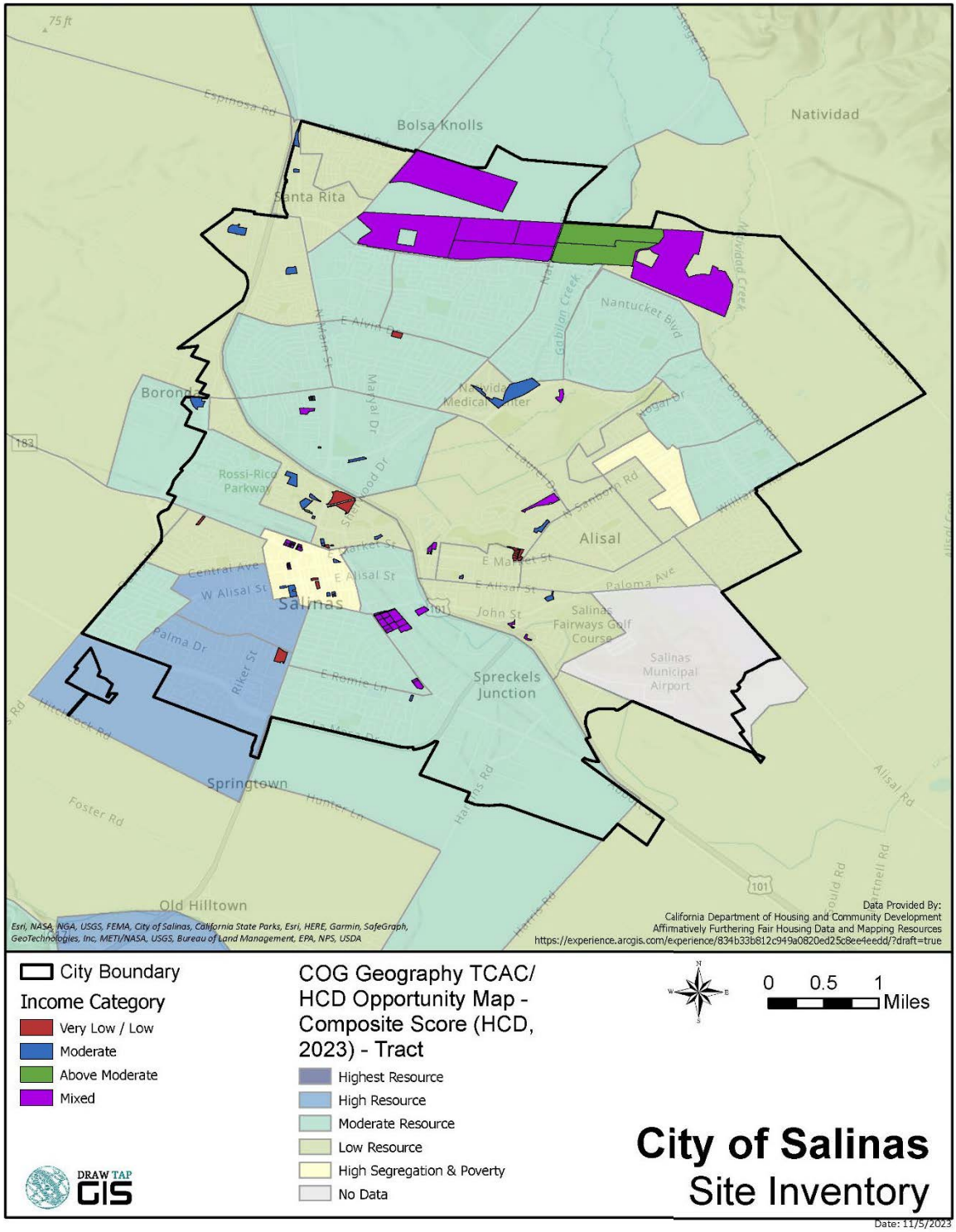
(3) Sites Inventory

Sites selected to meet the RHNA by TCAC opportunity area categorizations are shown in Figure D-23 and Table D-22. As mentioned above, most tracts in Salinas are considered moderate and low resource areas. Consistent with the citywide trend, 54.9% of RHNA units are in moderate resource tracts and 38.1% are in low resource tracts. Approximately 59% of very low income units and 66% of low income units are in low resource tracts compared to 53% of moderate income units and 17% of above moderate income units. An additional 161 very low income units, 163 low income units, and 51 moderate income units are in areas of high segregation and poverty. However, 7.1% units allocated towards the very low income RHNA and 9.4% of the units allocated towards the low income RHNA are also in the high resource tracts in the southwest corner of the City. Given the spread of opportunity categories citywide, the RHNA is distributed amongst tracts of various opportunity area scores to the greatest extent possible. Further, AFFH actions outlined in this Housing Element will promote increased opportunities in low resource areas and areas of high segregation and poverty, specifically in the Downtown, Chinatown, and Alisal neighborhoods.

Table D-22: Distribution of RHNA Units by TCAC Opportunity Area Category

TCAC Opportunity Category	Very Low		Low		Moderate		Above Moderate		Total	
	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total
High Resource	78	7.1%	79	9.4%	0	0.0%	0	0.0%	157	2.1%
Moderate Resource	214	19.5%	39	4.7%	883	44.7%	3,003	82.8%	4,139	54.9%
Low Resource	646	58.8%	556	66.4%	1043	52.8%	626	17.2%	2871	38.1%
High Segregation and Poverty	161	14.6%	163	19.5%	51	2.6%	0	0.0%	375	5.0%
Total	**1099**	**100.0%**	**837**	**100.0%**	**1,977**	**100.0%**	**3,629**	**100.0%**	**7,542**	**100.0%**

Figure D-23: TCAC Opportunity Area Scores by Tract and Sites Inventory (2023)



Source: HCD AFFH Data Viewer 2.0 (HCD 2023), 2023.

A. *Educational*

(1) Regional Trends

The school proficiency index is an indicator of school system quality, with higher index scores indicating access to higher school quality. In Monterey County, Hispanic residents have access to lower quality schools (lowest index value of 16) compared all other residents. For all other races, index values ranged from 29 for the Native American community to 49 for the White community. For residents living below the federal poverty line, index values are lower for all races except the Asian or Pacific Islander population. Values drop most significantly for the Native American population, from 29 for the total population to 11 for the population below the federal poverty line. White residents have the highest index values, indicating a greater access to high quality schools, regardless of poverty status.

Monterey County is comprised of 25 school districts with an enrollment of 77,387 students during the 2019-2020 school year. The largest districts include Salinas Union High School District, with an enrollment of 16,257, Monterey Peninsula Unified School District, with an enrollment of 10,526, Alisal Union School District, with an enrollment of 8,750, and Salinas City Elementary School District, with an enrollment of 8,566. Countywide, there are 126 public schools, 8 charter schools, 22 private schools, and 3,966 full-time public school teachers. According to the Monterey County Office of Education, 34.3% of students in the County are English learners, compared to 18.6% in the State, 9.9% are homeless, compared to 3.2% in the State, 3.7% are migrant students, compared to 0.8% in the State, and 75.1% are socioeconomically disadvantaged, compared to 60.7% in the State.

Table D-23 and Table D-24 show graduation rates and college-going rates by race for Monterey County. Monterey County has a higher graduation rate and college-going rate compared to the Statewide average. The Hispanic/Latino population has the highest graduation rate, while the Asian population has the highest graduation rate. While American Indian/Alaska Native population has one of the highest graduation rates, it also has the lowest college-going rate. The Asian population also has the highest college-going rate compared to other racial/ethnic groups.

Table D-23: 2021-22 Four-Year Adjusted Cohort Graduation Rate – Monterey County

Race/Ethnicity	Cohort Student	Cohort Graduation Rate
African American	82	91.5%
American Indian or Alaska Native	29	96.6%
Asian	97	97.9%
Filipino	135	95.6%
Hispanic or Latino	4,618	87.4%
Pacific Islander	33	93.9%
White	640	91.7%
Two or More Races	86	93.0%
Not Reported	17	88.2%
Monterey County Total	5,737	88.5%
Statewide Total	497,884	87.0%

Source: California Department of Education, DataQuest, 2023.

Table D-24: 2019-20 College-Going Rate for High School Students – Monterey County

Race/Ethnicity	High School Completers	College-Going Rate
African American	72	66.7%
American Indian or Alaska Native	16	56.3%
Asian	106	80.2%
Filipino	144	67.4%
Hispanic or Latino	3,861	64.6%
Pacific Islander	22	63.6%
White	652	69.2%
Two or More Races	63	66.7%
Not Reported	12	75.0%
Monterey County Total	4,948	65.7%
Statewide Total	437,375	62.7%

Source: California Department of Education, DataQuest, 2023.

(2) Local Trends

Like the countywide trend, the Hispanic population in Salinas also received the lowest school proficiency index of 12 (Table D-21). The White population scored the highest for school proficiency (14.8). School proficiency indicators for all racial/ethnic groups in Salinas are lower compared to respective populations countywide. Amongst the population below the federal poverty line, the school proficiency index for Asian and Pacific Islander residents drops most dramatically from 13.8 for the total population to 7.7 for the population below the poverty line. School proficiency indicator scores for the Hispanic and Native American populations increase for the populations below the federal poverty line. White residents have the highest index values for the total population, indicating a greater access to high quality schools.

Salinas is served by the following school districts:

- Alisal Union – 8,750 students
- Graves Union – 42 students
- Salinas City – 8,566 students
- Salinas Union High – 16,257 students
- Santa Rita Union – 3,588 students.

School districts serving Salinas are shown in Figure D-24. Salinas Union High District has a lower graduation rate and college going rate compared to the County (Table D-25 and Table D-26). The Hispanic/Latino student population represents the largest proportion of students but has the lowest graduation rate and college-going rate compared to other racial/ethnic groups. According to 2022-2023 enrollment data, 21.3% of students in the Salina Union High District are English learners. A smaller proportion than Monterey County (36.1%) but larger than the State (19%). Additionally,

65.5% of students in the Alisal Union district and 49.2% of students in the Salinas City Elementary District are English learners.

Table D-25: 2021-22 Four-Year Adjusted Cohort Graduation Rate – Salinas Union High

Race/Ethnicity	Cohort Student	Cohort Grad Rate
African American	20	90.0%
American Indian or Alaska Native	--	--
Asian	28	96.4%
Filipino	65	96.9%
Hispanic or Latino	2,472	87.0%
Pacific Islander	--	--
White	147	90.5%
Two or More Races	43	88.4%
Not Reported	--	--
Salinas Union High	2,794	87.5%
Monterey County Total	5,580	88.9%
Statewide Total	427,386	90.4%

Source: California Department of Education, DataQuest, 2023.

Table D-26: 2019-20 College-Going Rate for High School Students – Salinas Union High

Race/Ethnicity	High School Completers	College-Going Rate
African American	13	76.9%
American Indian or Alaska Native	--	--
Asian	24	87.5%
Filipino	72	76.4%
Hispanic or Latino	1,990	68.3%
Pacific Islander	--	--
White	174	69.0%
Two or More Races	19	68.4%
Not Reported	--	--
Monterey County Total	2,298	68.9%
Statewide Total	4,774	66.9%

Source: California Department of Education, DataQuest, 2023.

Residents should have the opportunity to live a healthy life and live in healthy communities. The Healthy Places Index (HPI) is a new tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California to assist in comparing community conditions across the state and combined 25 community characteristics such as housing, education, economic, and social factors into a single indexed HPI Percentile Score, where lower percentiles indicate lower conditions. The HPI also includes individual variables to analyze specific indicators such as education. Bachelor's degree attainment, high school enrollment, and preschool enrollment by tract are shown in Figure D-25, Figure D-26, and Figure D-27.

Almost all Salinas tracts scored in the lowest quartile for bachelor's degree attainment. Tracts on the southern side of the City have larger populations of adults with bachelor's degrees compared to the remainder of Salinas. More than 30% of the population aged 25 and older in these tracts have a bachelor's degree. The southern tracts, along with tracts in the northwestern corner of the City, also have higher high school enrollment compared to the central and northeastern tracts. All high school aged youths residing in the tracts in green are enrolled in high school, while only 72% to 99% of high school aged students are enrolled in high school in the blue tracts. In nearly all Salinas tracts, less than 50% of children aged 3 and 4 are enrolled in preschool. As discussed previously, the southwest corner and northern area of Salinas tends to have smaller LMI household and non-White populations compared to the central areas, such as the Downtown, Alisal, and Chinatown neighborhoods (see Figure D-14 and Figure D-5).

Greatschools.org is a non-profit organization that rates schools across the States. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is "below average", 5-6 indicate "average", and 7-10 are "above average." Figure D-28 shows that most schools in Salinas received scores of four or five. There is not a single area of the City where schools rank higher or lower.

Figure D-24: Salinas School Districts

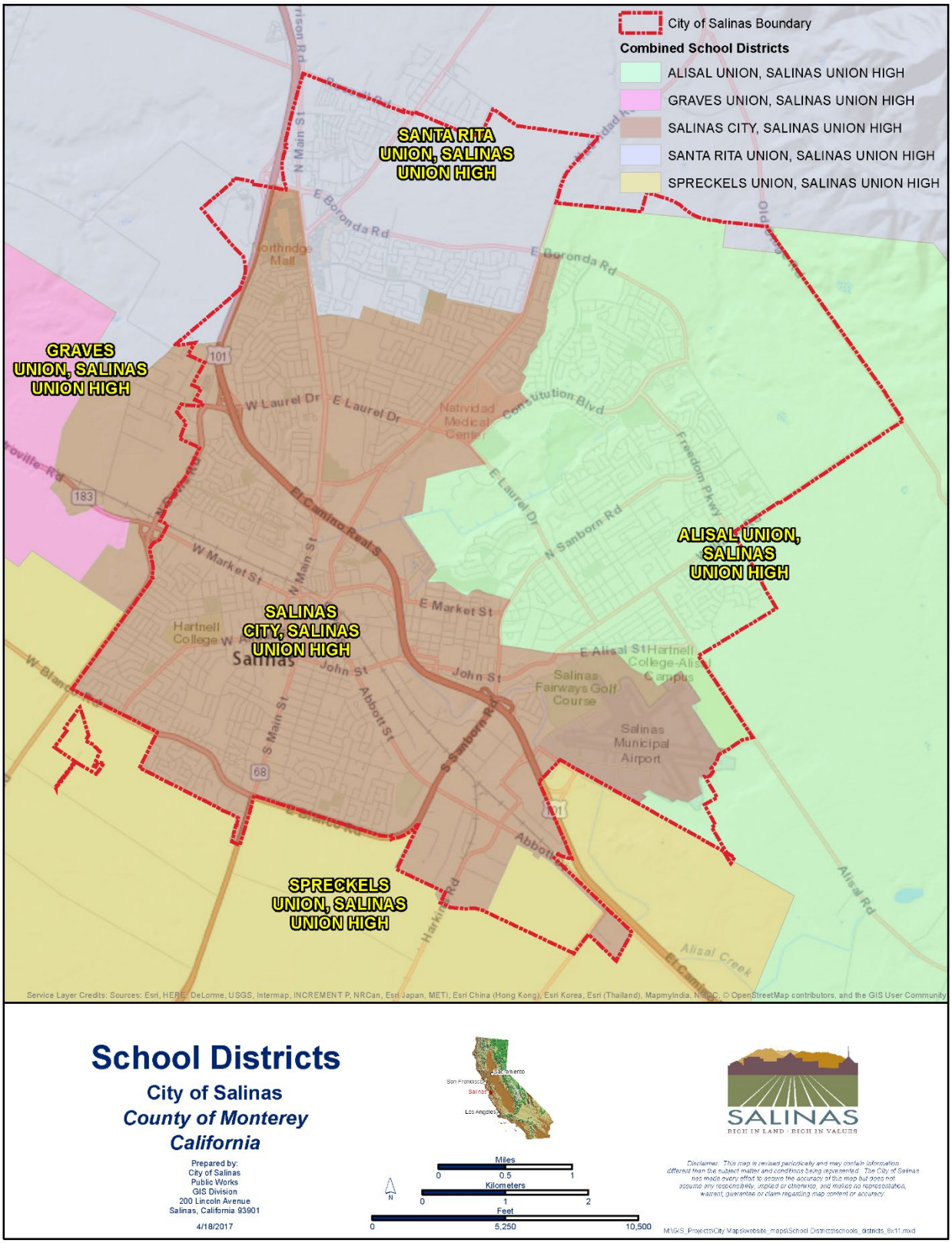
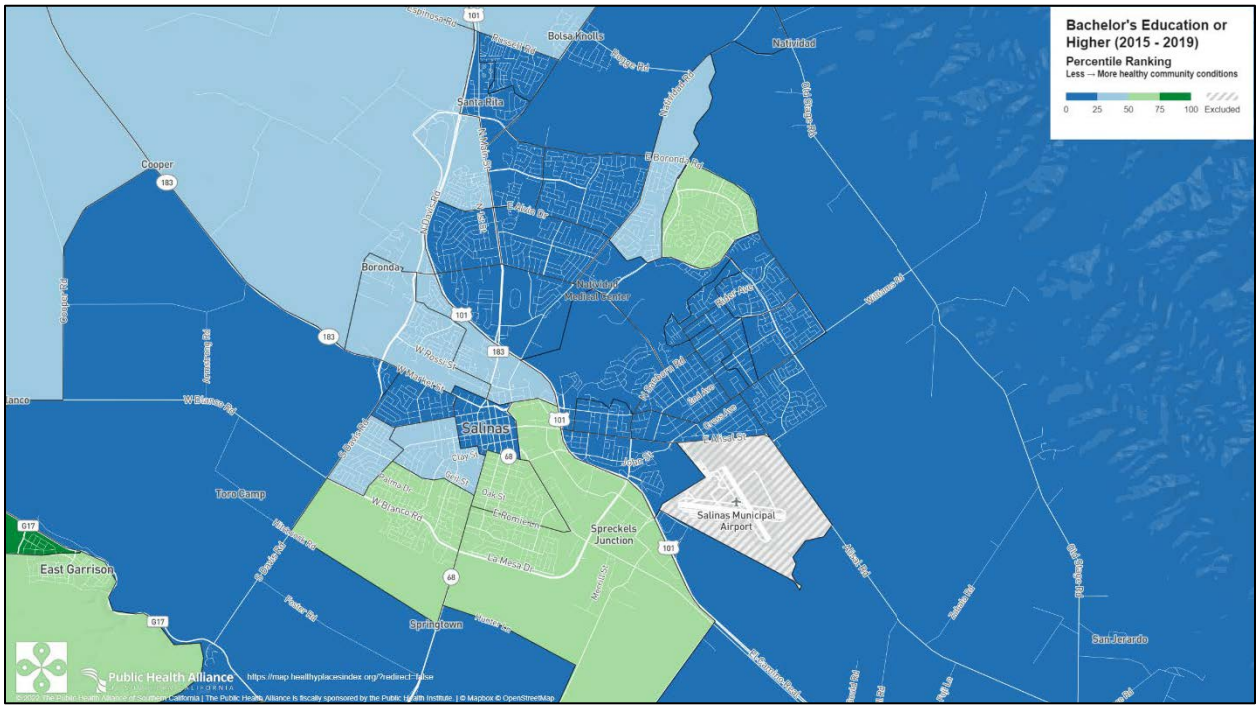
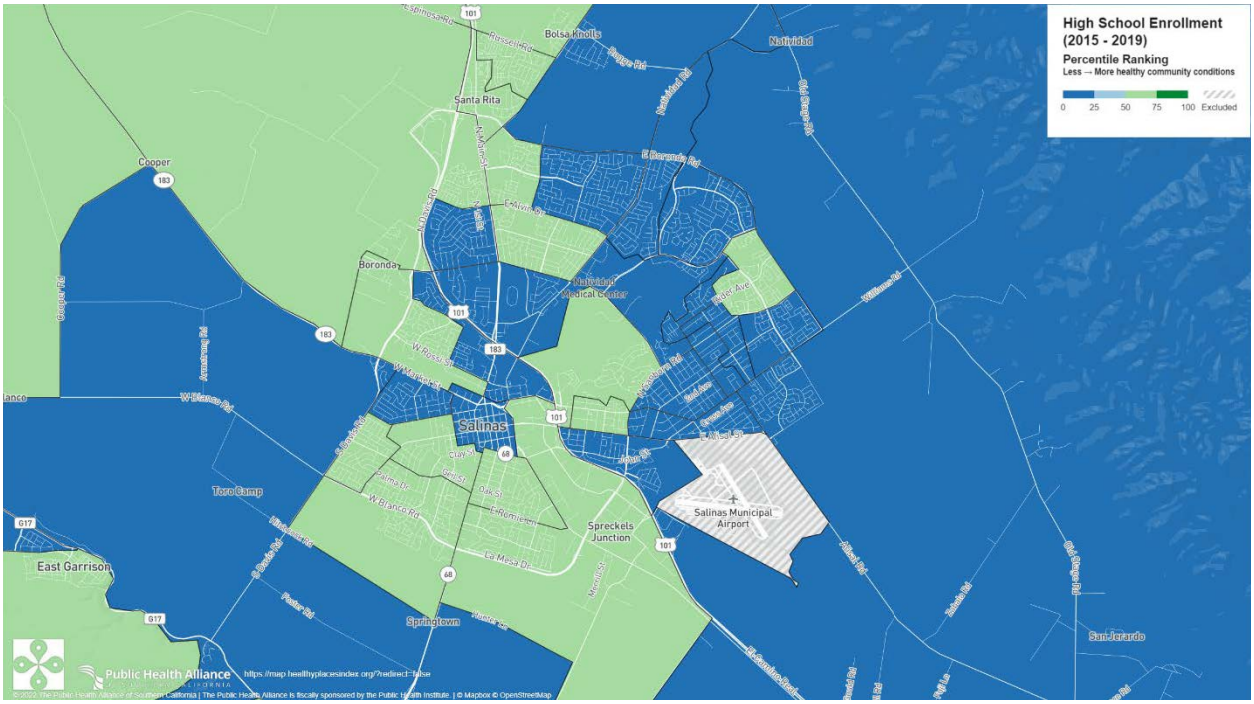


Figure D-25: Received Bachelor's Education or Higher by Tract (2019)



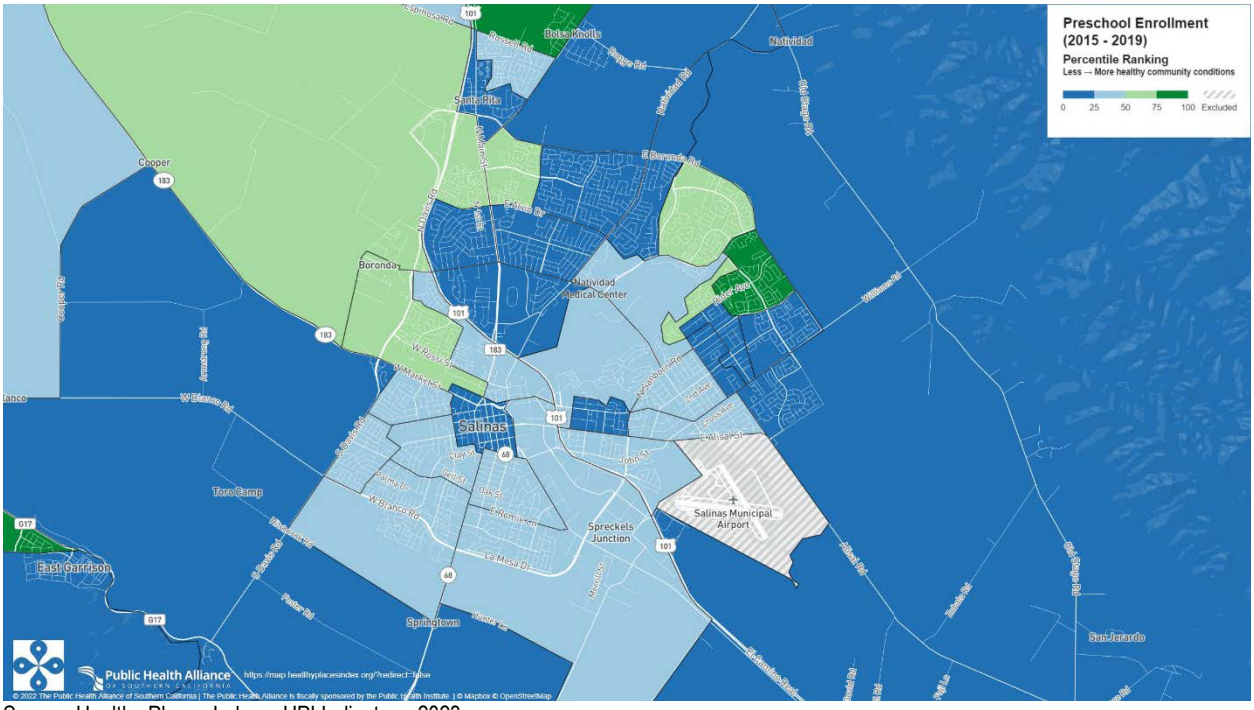
Source: Healthy Places Index – HPI Indicators, 2023.

Figure D-26: High School Enrollment by Tract (2019)



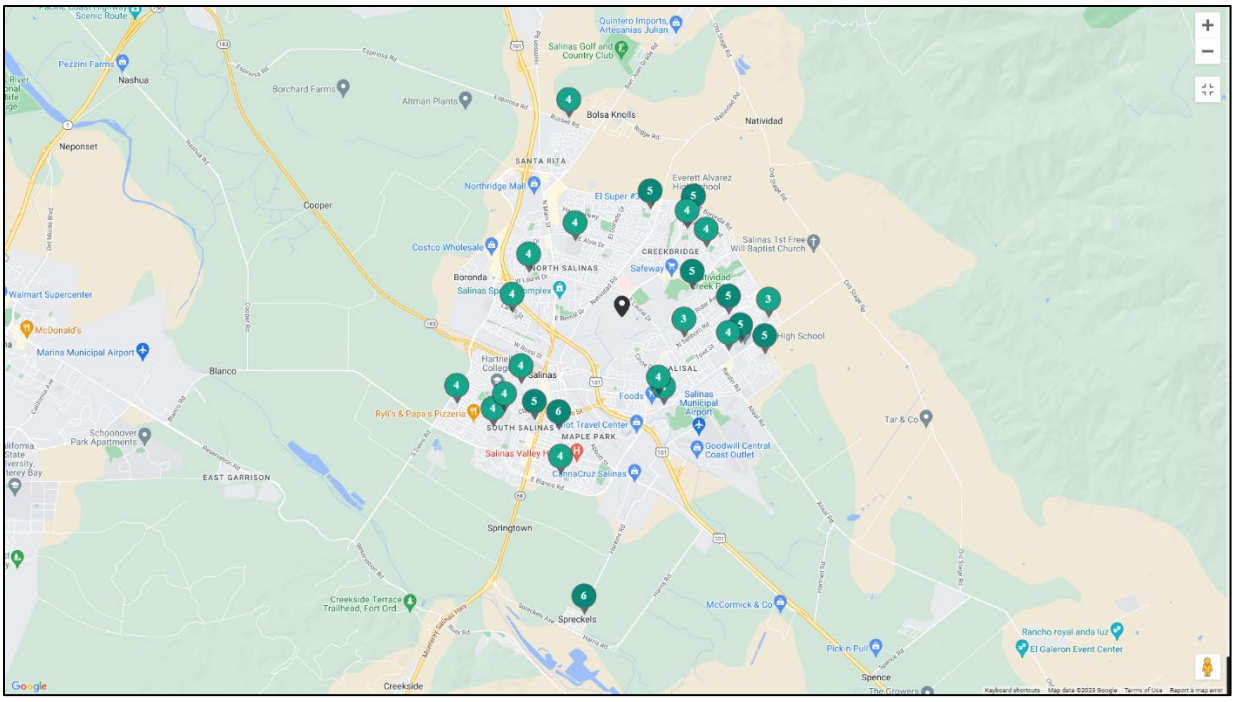
Source: Healthy Places Index – HPI Indicators, 2023.

Figure D-27: Preschool Enrollment by Tract (2019)



Source: Healthy Places Index – HPI Indicators, 2023.

Figure D-28: Great Schools Ratings



Source: Greatschools.org, GreatSchools Rating – Salinas, Accessed 2023.

B. *Transportation*

(1) Regional Trends

HUD's opportunity indicators can provide a picture of transit use and access in Monterey County through the transit index [12] and low transportation cost.[13] Index values can range from zero to 100 and are reported per race so that differences in access to transportation can be evaluated based on race. In the County, transit index values range from 68 to 74, with White residents scoring lower and Black residents scoring highest. Given that higher the transit trips index, the more likely residents utilize public transit, Black residents are more likely to use public transit. For residents living below the poverty line, the index values increase for all racial/ethnic groups except the Native American population. Transit trips index values range from 61 to 76 for populations below the poverty line. Regardless of income, White residents have lower index values- and thus a lower likelihood of using transit, while Black, Hispanic, and Asian residents are most likely to use transit.

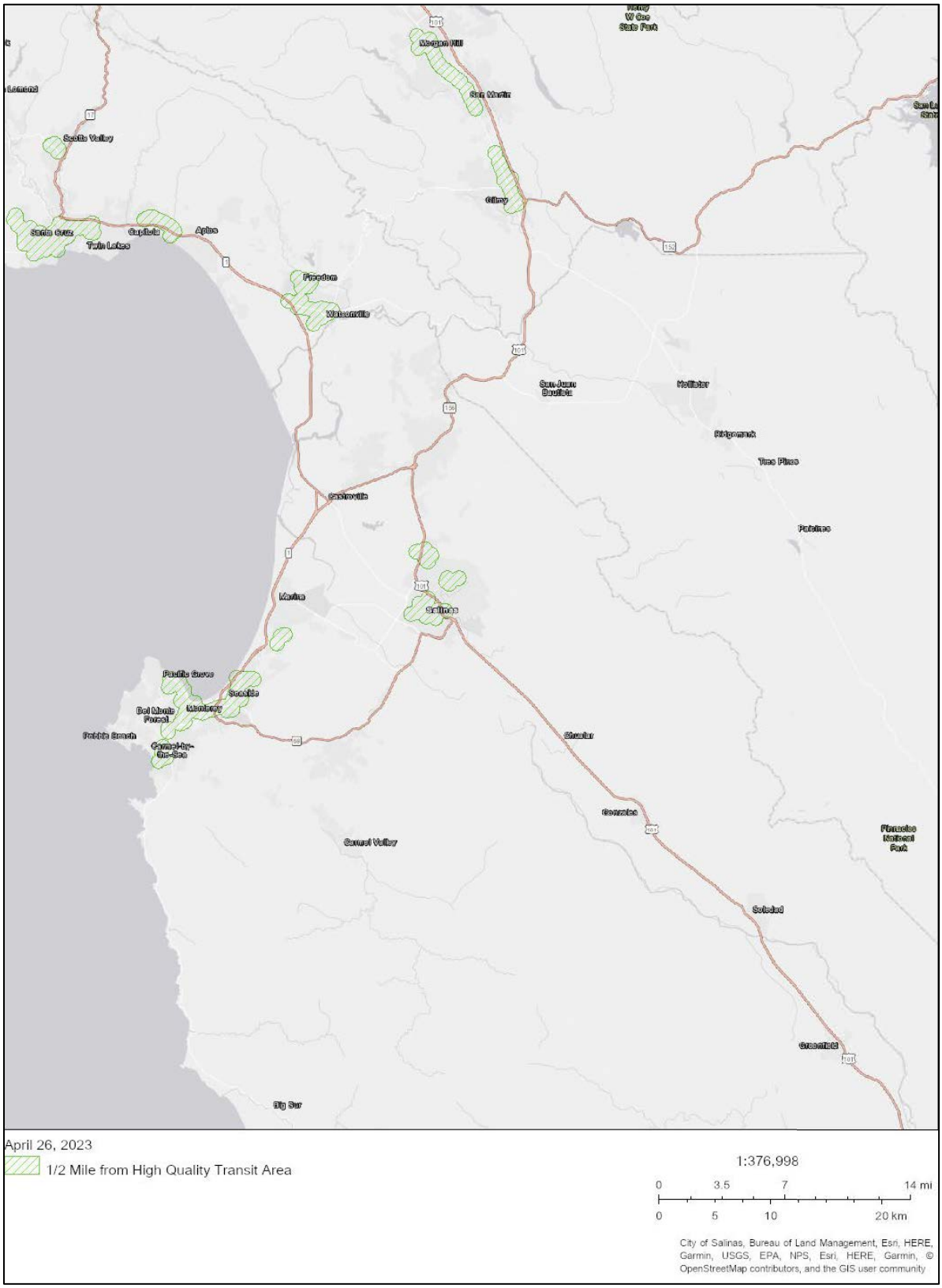
Low transportation cost index values have a range of 54 to 58 with the White population scoring the lowest and Black population scoring the highest. Low transportation cost indices were higher for all racial/ethnic groups below the federal poverty line except the Native American population. Black and Asian residents have the highest low transportation cost index values, regardless of poverty status. Considering a higher "low transportation cost" index value indicates a lower cost of transportation; public transit is less costly for the Black and Asian populations than other groups in the County.

Areas within a half mile from high quality transit areas are shown for the region in Figure D-29. High quality transit areas are most accessible in incorporated Monterey County cities, including Salinas, Seaside, Monterey, and Pacific Grove, and along the 101 and 1 Highways, north of the City. The Housing and transportation index shown in Figure D-30 shows the costs of housing and transportation as a percent of household income at the block group level. In most block groups in the region, households spend between 30% and 75% of their income on housing and transportation. There is a stretch of Monterey County, from Carmel to the Carmel Valley, where households spend more than 75% of their income on housing and transportation costs. The Carmel Valley area has no access to high quality transit areas.

[12] Transit Trips Index: This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.

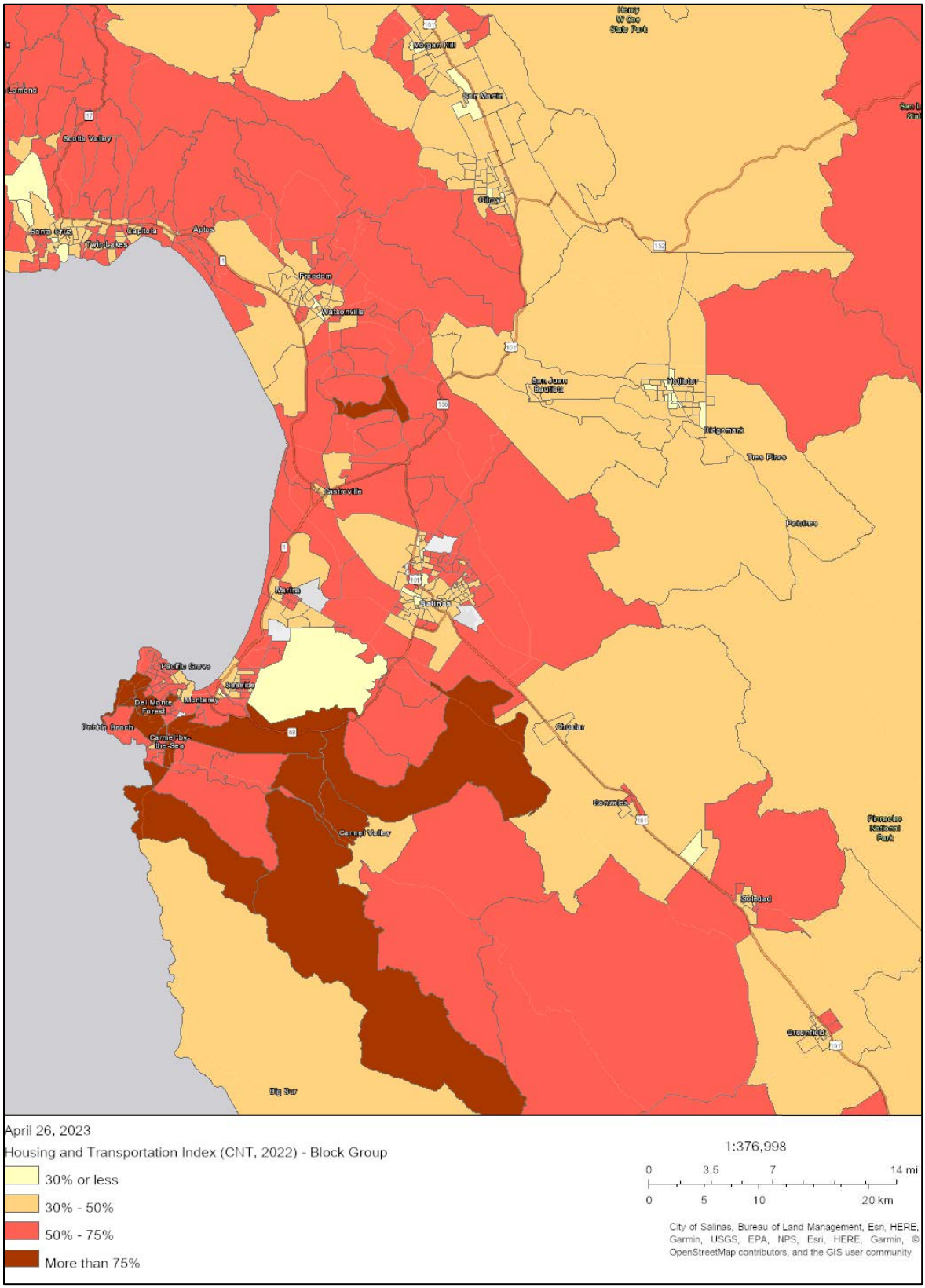
[13] Low Transportation Cost Index: This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.

Figure D-29: Half Mile from High Quality Transit Area



Source: HCD AFFH Data Viewer 2.0, 2023.

Figure D-30: Regional Housing and Transportation Index by Block Group (2022)



Source: HCD AFFH Data Viewer 2.0 (CNT, 2022), 2023.

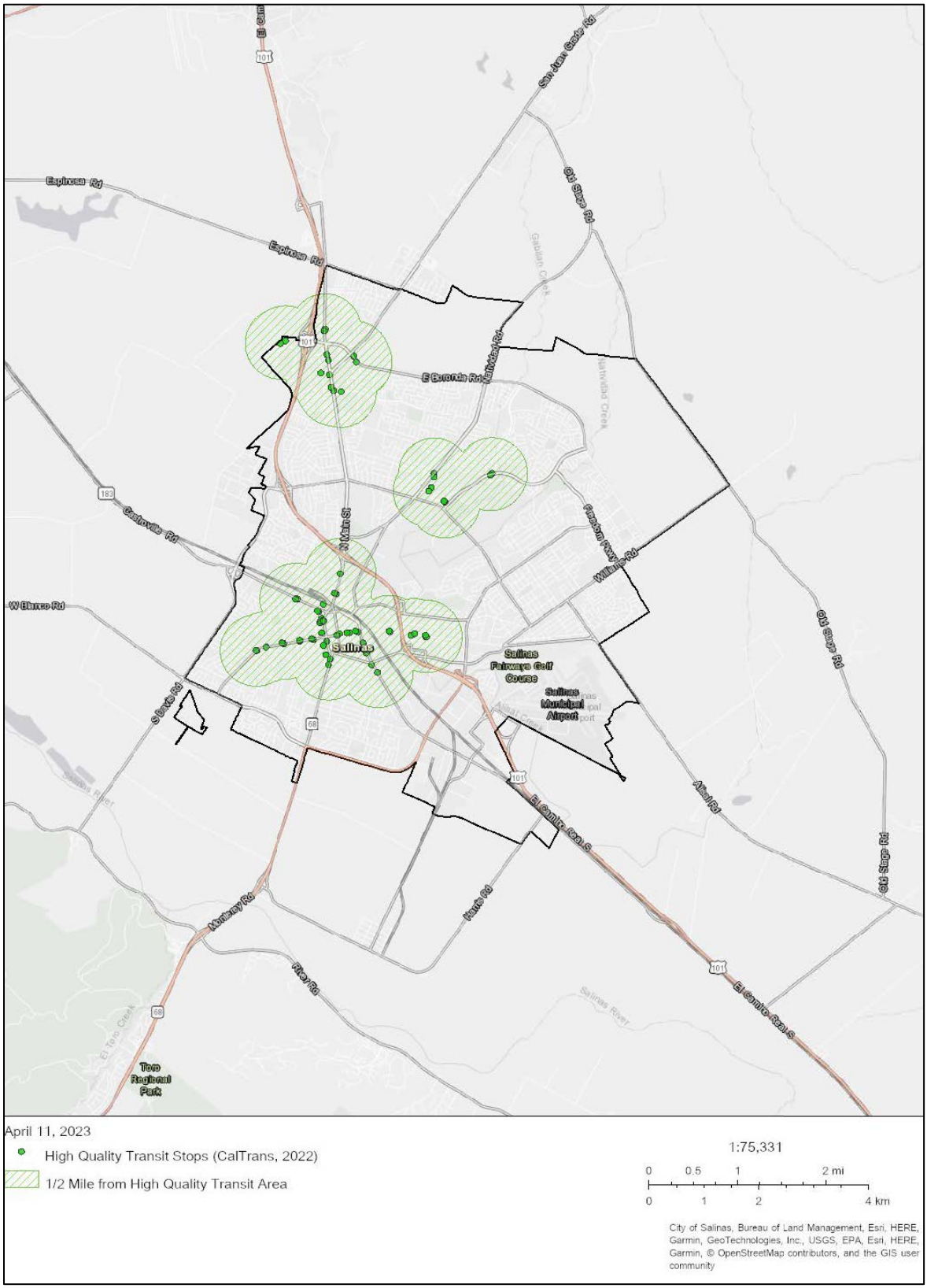
(2) Local Trends

Salinas populations, regardless of race or income, have higher transit trips index scores than populations countywide, indicating Salinas residents are more likely to use public transit (see Table D-21). Transit trips index values range from 76.8 for the Asian population to 82.8 for the Hispanic population in Salinas. Transit trip index values increase for all racial/ethnic groups below the federal poverty line other than for the Black population. Low transportation cost index scores are also higher for Salinas populations compared to the County, indicating Salinas residents tend to spend less on transportation. Low transportation costs range from 58.7 for Asian or Pacific Islander residents to 62.4 for Hispanic residents. Amongst the populations below the poverty line, the White and Native American populations have the highest low transportation cost index scores.

High quality transit stops and areas within a half mile of those stops are presented in Figure D-31. The Downtown and Chinatown neighborhoods, south of the 101 Freeway, have the highest density of high quality transit stops in the City. Additional high quality transit areas in Salinas are located between Sherwood Drive and Constitution Boulevard and in the northwestern corner of the City along E. Boronda Road and Main Street.

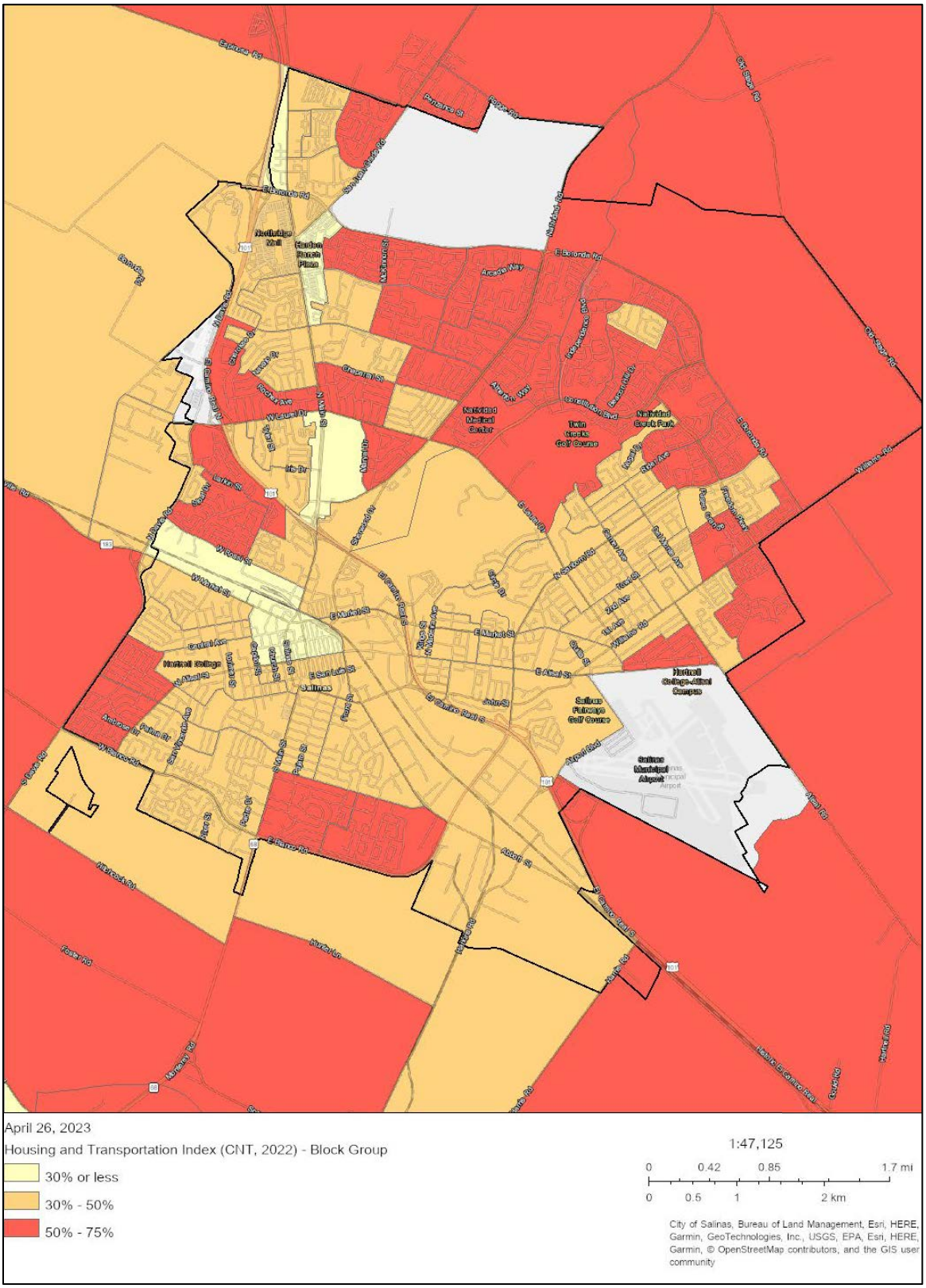
In most block groups, households tend to allocate between 30% and 50% of their income to housing and transportation costs. Areas closer to high quality transit areas tend to spend less on housing and transit. Households in block groups in the northern areas of the City tend to spend more on housing and transportation, allocating 50% to 75% of their income to cover these costs.

Figure D-31: High Quality Transit Stops and Areas



Source: HCD AFFH Data Viewer 2.0 (CalTrans, 2022), 2023.

Figure D-32: Housing and Transportation Index by Block Group (2022)



Source: HCD AFFH Data Viewer 2.0 (CNT, 2022), 2023.

C. *Economic*

(1) Regional Trends

HUD's opportunity indicators provide values for labor market index [14] and jobs proximity index [15] that can be measures for economic development in Monterey County. Like the other HUD opportunity indicators, scores range from 0 to 100 and are published by race and poverty level to identify differences in the relevant "opportunity" (in this case economic opportunity). The labor market index value is based on the level of employment, labor force participation, and educational attainment in a census tract- a higher score means higher labor force participation and human capital in a neighborhood. Monterey County's labor market index values have a significant range from 29 to 56, with Hispanic residents scoring lowest and White residents scoring highest. Scores for Monterey County residents living below the poverty line drop notably for Native American residents (from 39 to 21) but increase for Black residents (from 33 to 44) and Asian or Pacific Islander residents (from 47 to 48). These values indicate that Native American and Hispanic residents living in poverty have the lowest labor force participation and human capital in the County.

HUD's jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region. Index values can range from 0 to 100 and a higher index value indicate better the access to employment opportunities for residents in a neighborhood. County jobs proximity index values range from 30 to 58 and are highest for White residents. The Black and Hispanic populations have the lowest jobs proximity scores of 30 and 34, respectively. Jobs proximity index scores increase for the Black, Hispanic, and Asian/Pacific Islander populations below the federal poverty line but decrease for the White and Native American populations.

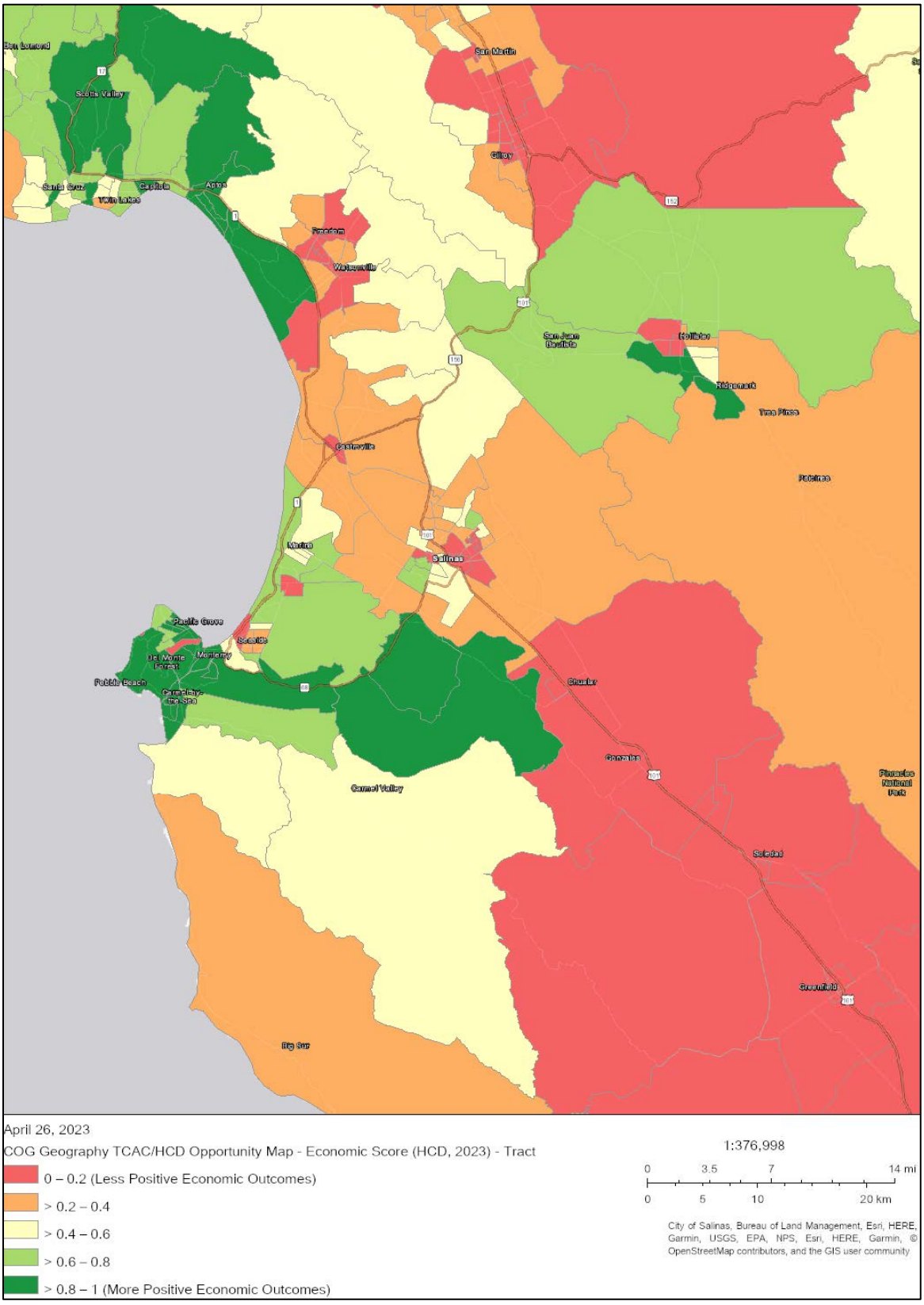
TCAC/HCD economic scores by tract are shown for the region in Figure D-33. Economic Scores are a composite of jobs proximity index values as well as poverty, adult education, employment, and median home value characteristics. TCAC economic scores range from 0 to 1, where higher values indicate more positive economic outcomes. The areas in and around the City of Monterey, Carmel, and Pacific Grove, and the unincorporated County area along the Monterey Salinas Highway, south of Salinas, have the highest economic scores. Economic scores are also higher in the Santa Cruz County area near the City of Santa Cruz and Capitola. Tracts with lower economic scores are most concentrated in Monterey County along the 101 Freeway through Gonzales and Soledad and in southern Santa Clara County east of Gilroy.

Figure D-34 shows the number of jobs located within a 45 minute transit ride at the block group level. Jobs are most accessible to populations residing in block groups within incorporated cities. Employment opportunities are most accessible by transit in northern Monterey County cities, including Salinas, Marina, Seaside, and the City of Monterey, and in Santa Cruz County around the cities of Santa Cruz and Capitola.

[14] Labor Market Engagement Index: The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.

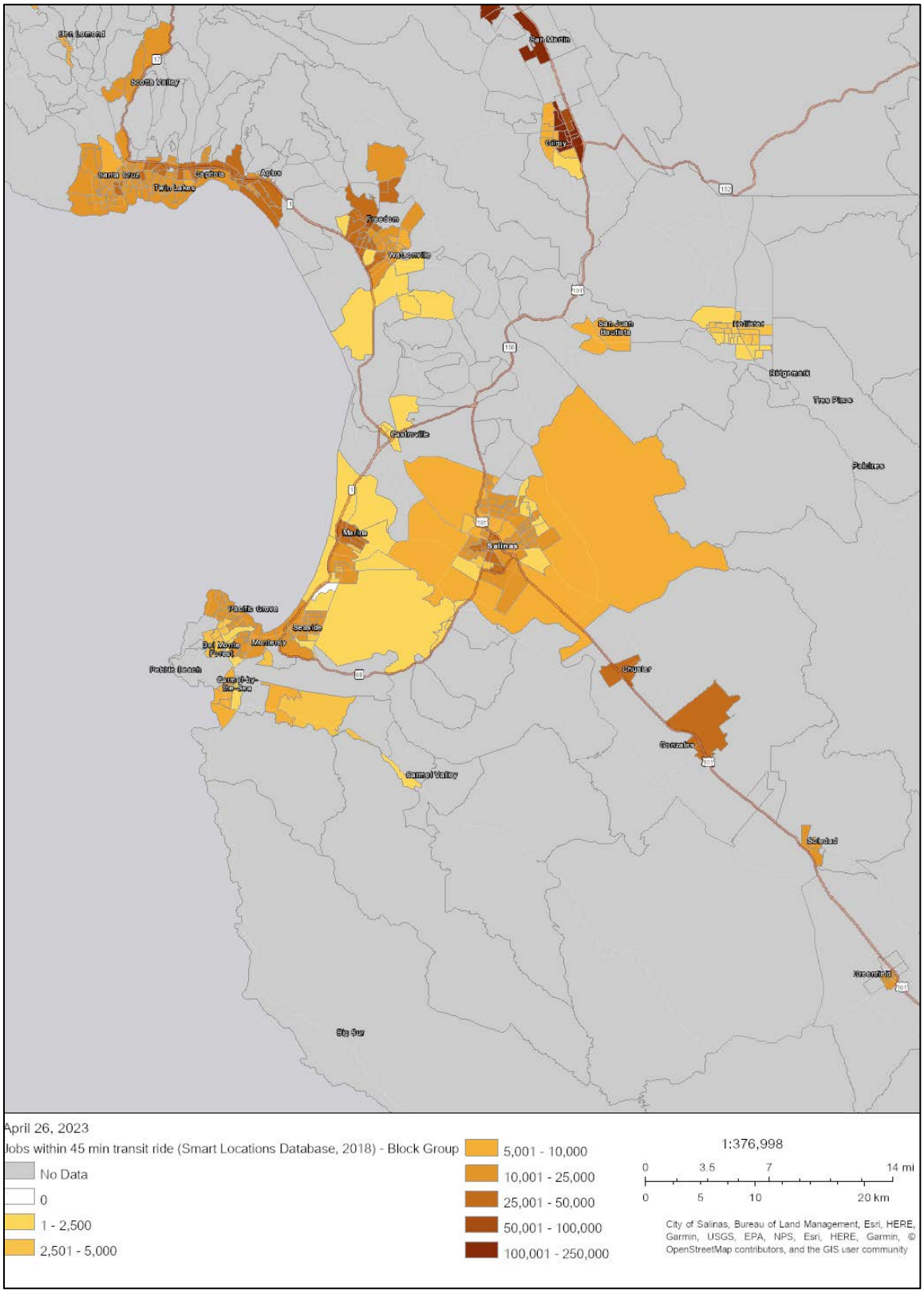
[15] Jobs Proximity Index: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.

Figure D-33: Regional TCAC/HCD Economic Scores by Tract (2023)



Source: HCD AFFH Data Viewer 2.0 (HCD, 2023), 2023.

Figure D-34: Regional Jobs Within 45 Minute Transit Ride by Block Group (2018)



Source: HCD AFFH Data Viewer 2.0 (Smart Locations Database, 2018), 2023.

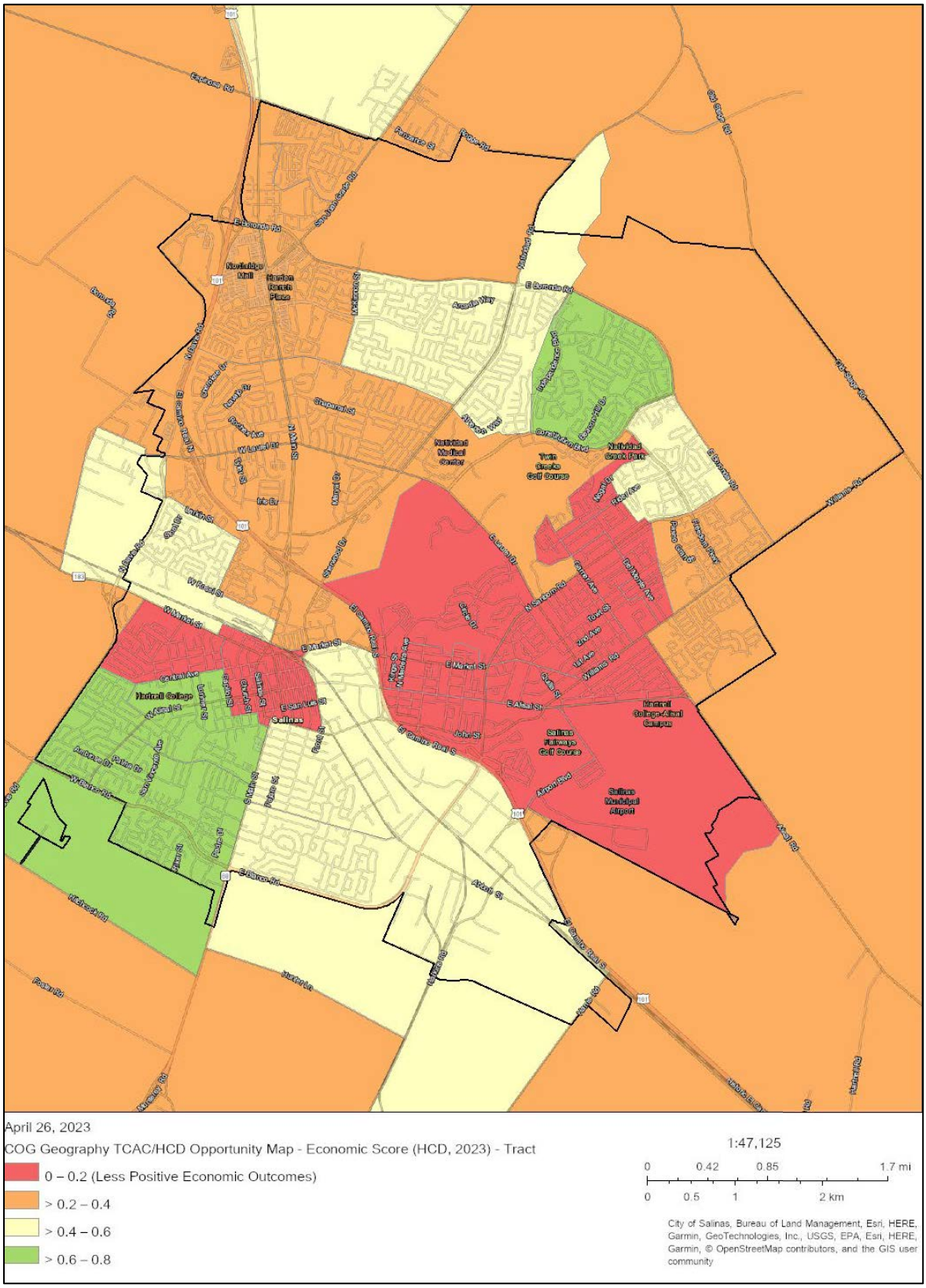
(2) Local Trends

Labor market index values are lower for most Salinas racial/ethnic groups compared to the respective populations countywide. Labor market indices in Salinas range from 29 for the Hispanic population to 39 for the White population. Labor market index scores increase for the Black and Native American populations below the federal poverty line. Jobs proximity index scores for Salinas racial/ethnic groups, with the exception of the Black population, are also lower than the respective populations countywide. Jobs proximity index values in Salinas range from 27 for the Asian/Pacific Islander population to 45 for the White population. Labor market and jobs proximity index scores indicate the White population in Salinas has the highest labor market participation and access to employment opportunities.

TCAC/HCD economic scores are lowest in the Alisal and Downtown neighborhoods (Figure D-35). Three tracts in the southwestern corner of the City and one in the northeastern section of the City scored the highest amongst Salinas tracts. As discussed previously, the southwest corner of the City is also a high resource area. The central areas of Salinas, where economic scores are the lowest, also have larger non-White and LMI household populations compared to the remainder of the City (see Figure D-5 and Figure D-14).

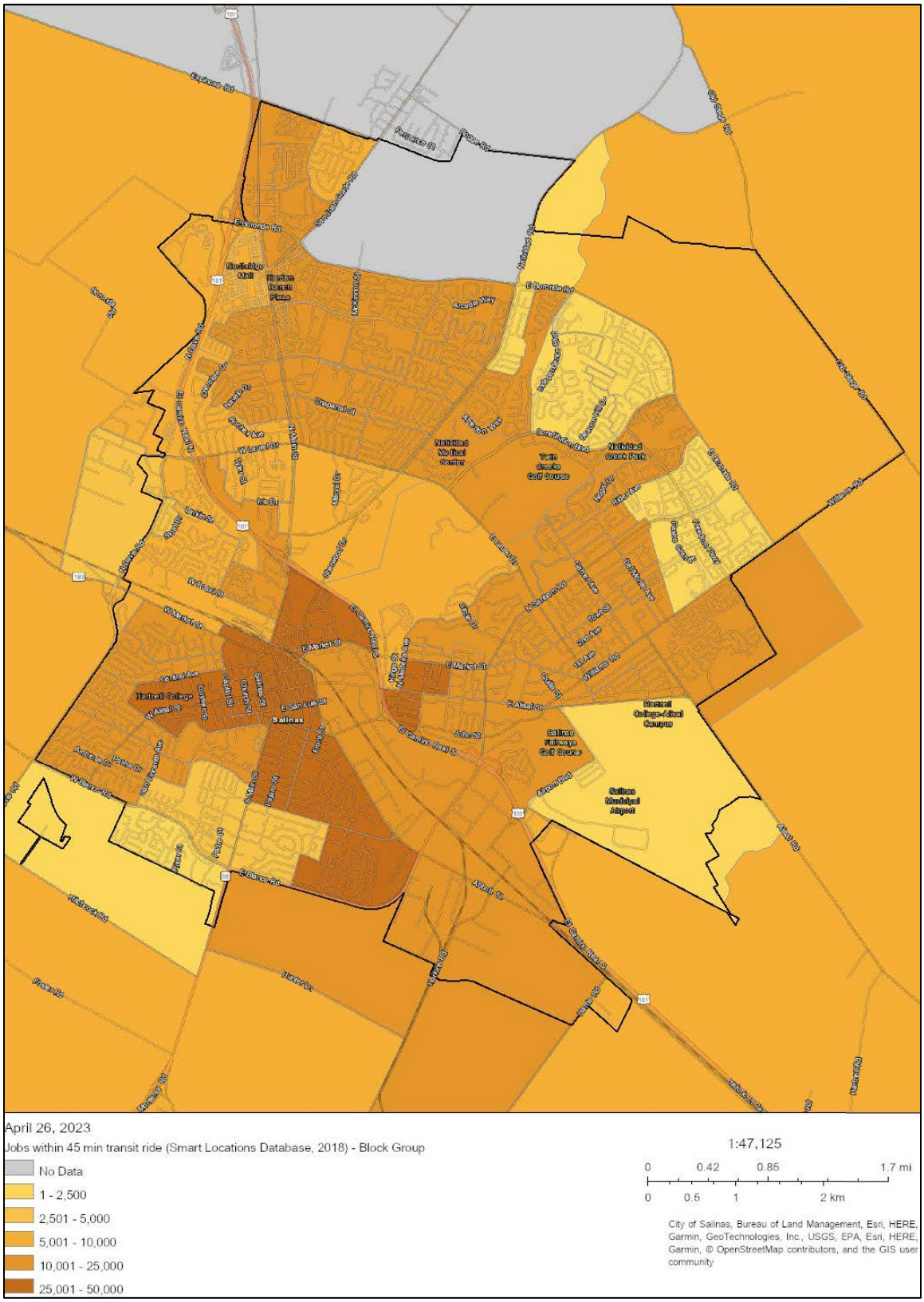
Jobs are highly accessible by transit in Salinas compared to other areas of the County (Figure D-36). The Downtown/Chinatown neighborhoods and other areas south of the 101 Freeway have access to the highest number of jobs within a 45-minute transit commute. Employment opportunities tend to be slightly less accessible by transit in tracts along the perimeter of the City. However, transit and employment opportunities are highly accessible by transit citywide.

Figure D-35: TCAC/HCD Economic Scores by Tract (2023)



Source: HCD AFFH Data Viewer 2.0 (HCD, 2023), 2023.

Figure D-36: Jobs Within 45 Minute Transit Ride by Block Group (2018)



Source: HCD AFFH Data Viewer 2.0 (Smart Locations Database, 2018), 2023.

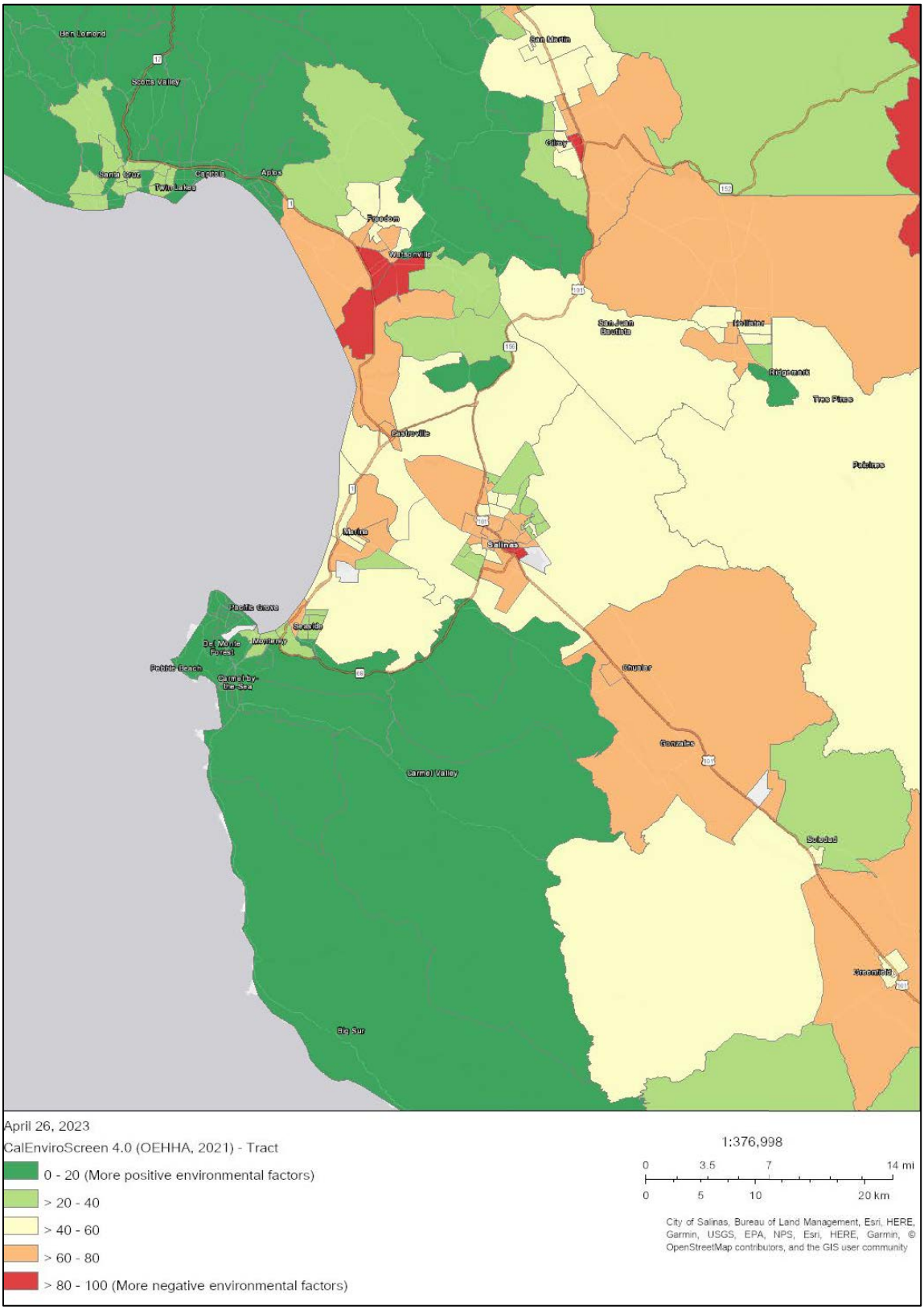
D. Environmental

(1) Regional Trends

HUD's opportunity index for "environmental health" summarizes potential exposure to harmful toxins at a neighborhood level. Index values range from 0 to 100 and the higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group. In Monterey County, environmental health index values range from 38 for Hispanic residents to 62 for White residents. The range is similar for the population living below the federal poverty line, with Hispanic residents living in poverty still scoring lowest (36) and White residents in poverty scoring the highest (61).

The Office of Environmental Health Hazard Assessment has released updated scored in February 2020 (CalEnviroscreen 4.0). These scores are calculated using a multitude of indicators including exposure indicators (i.e., diesel particulate matter, drinking water contaminants, lead risk), environmental effects (i.e., cleanup sites, groundwater threats), sensitive population characteristics (i.e., asthma, cardiovascular disease), and socioeconomic factors (i.e., educational attainment, poverty, linguistic isolation). The CalEnviroscreen 4.0 scores in Figure D-37 are based on percentiles; the lower the score the better the environmental conditions. Based on CalEnviroScreen 4.0 scores, environmental conditions are best in Monterey County, south of Salinas, through Pacific Grove, Carmel, Carmel Valley, and Big Sur. A large proportion of Santa Cruz County also has superior environmental conditions. Tracts from south Santa Cruz County through Salinas and inland tend to be lower.

Figure D-37: Regional CalEnviroScreen 4.0 Scores by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (OEHHA, 2021), 2023.

(2) Local Trends

Based on HUD's environmental health index, Asian/Pacific Islander residents in Salinas tend to live in areas with better environmental conditions. Environmental health index values are lowest for the White and Hispanic populations. Amongst the populations below the federal poverty line, environmental index scores were highest for the Black population and lowest for the Asian/Pacific Islander and Native American populations. Environmental health indices are lower for all Salinas residents compared to Monterey County residents as a whole.

According to the CalEnviroScreen 4.0 percentile scores shown in Figure D-46, the central areas of Salinas along the 101 Freeway have worse environmental conditions compared to the northeastern and southwestern corners of the City. The Downtown, Chinatown, and southern Alisal neighborhood areas specifically scored in a higher percentile range for environmental conditions (more negative environmental factors). These areas also have larger non-White populations and LMI household populations (see Figure D-5 and Figure D-14).

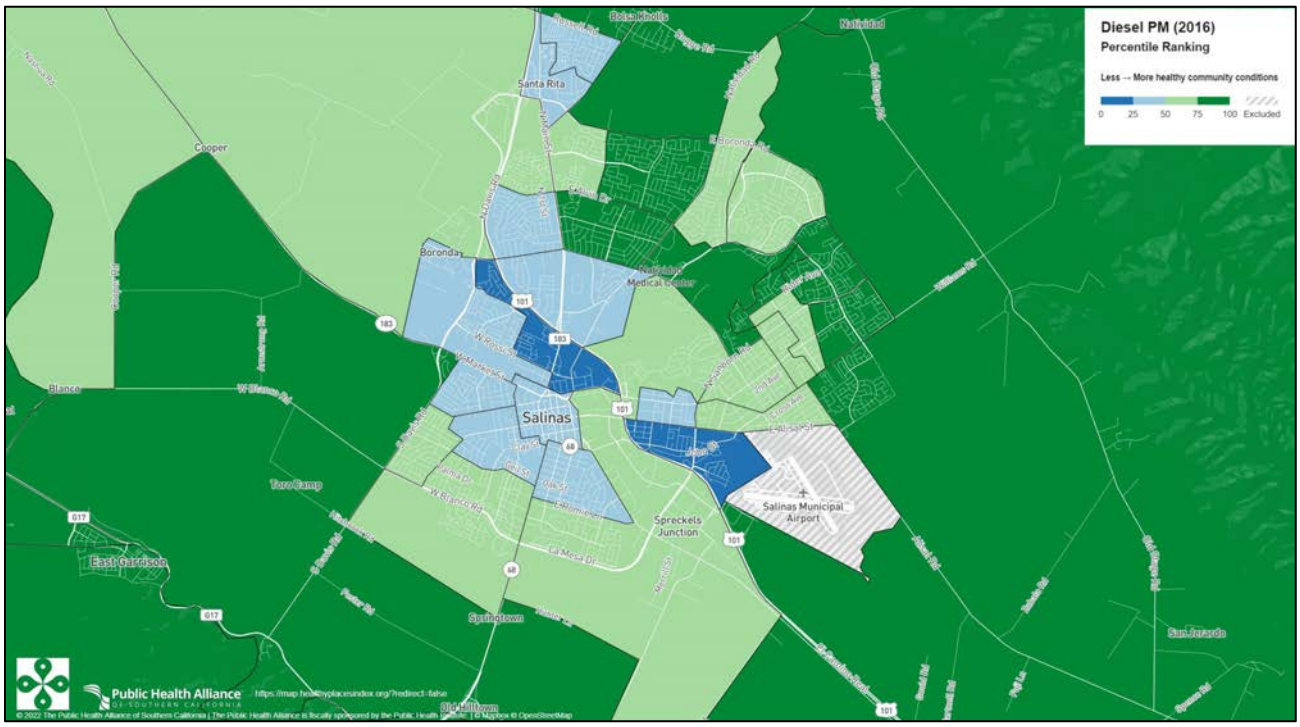
The Healthy Places Index (HPI) is a project of the Public Health Alliance of Southern California and analyzes community conditions and variables related to economic, education, transportation, social, neighborhood, housing, clean environment, and healthcare access to estimate healthy community conditions. HPI indicators for clean environment include diesel particulate matter (PM), drinking water contaminants, ozone, and PM 2.5, all of which are also indicators for CalEnviroScreen 4.0 percentile scores presented in Figure D-38.[16] The HPI mapping tool ranked all Salinas tracts in quartile (most healthy community conditions) for ozone and PM 2.5. Diesel PM and drinking water contaminants percentile rankings by tract are shown in Figure D-38 and Figure D-39. Diesel PM is generated by exhaust from trucks, buses, trains, ships, and other equipment with diesel engines.[17] As such, tracts along the major freeways in Salinas, CA-183 and US-101, have the highest exposure to diesel PM. Most Salinas tracts scored between the 25th and 75th percentile for drinking water contaminants. Tracts in the northeastern corner of the City, including the northern areas of the Alisal neighborhood, scored in the highest quartile for drinking water contaminants.

OHHEA also provides CalEnviroScreen 4.0 indicator maps. Pollution burden indicators affecting the central areas of Salinas include children's lead risk from housing, traffic impacts, cleanup sites, groundwater threats, hazardous waste generators, and solid waste facilities. These indicators are shown for Salinas in Figure D-40 through Figure D-45. Many of the tracts with higher percentile scores for children's lead risk from housing also have a larger proportion of aging housing units. Housing stock age and substandard housing conditions are further described in Section 1.1.5, *Disproportionate Housing Needs*. As shown by these indicators, there are several overlapping factors in the central area of the

[16] **Diesel PM:** Average daily amount of particulate pollution (very small particles) from diesel sources, measured in kilograms/day.
Drinking water contaminants: Index score combining information about 13 contaminants and 2 types of water quality violations that are sometimes found when drinking water samples are tested. This is a Well-being In the Nation (WIN) indicator.
Ozone: Average amount of ozone in the air during the most polluted 8 hours of summer days, measured in parts per million
PM 2.5: Yearly average of fine particulate matter concentration (very small particles from vehicle tailpipes, tires and brakes, powerplants, factories, burning wood, construction dust, and many other sources), measured in micrograms/meter^3. This is a Well-being In the Nation (WIN) indicator.
[17] OEHHA, Diesel Particulate Matter. Accessed September 2023. https://oehha.ca.gov/calenviroscreen/indicator/diesel-particulate-matter.

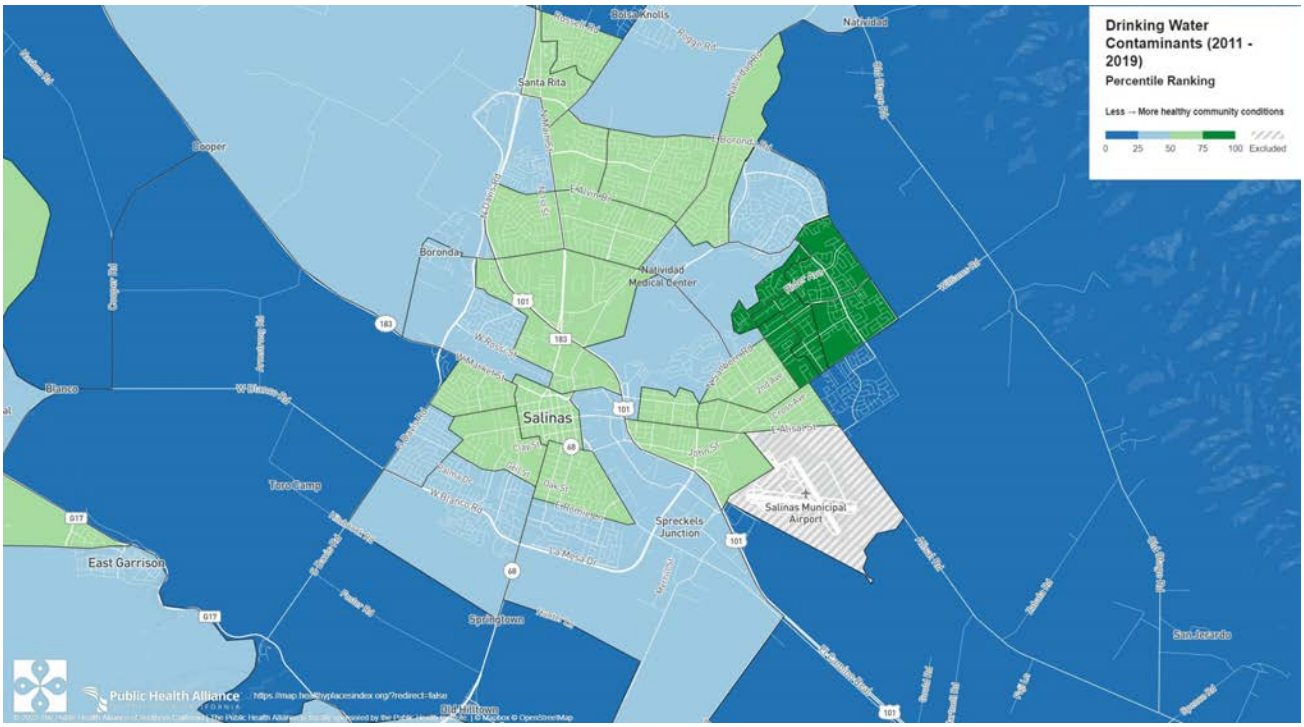
City along the 101 Freeway that contribute to poorer environmental quality and lower CalEnviroScreen 4.0 composite scores.

Figure D-38: Disel PM Percentile Ranking by Tract (2016)



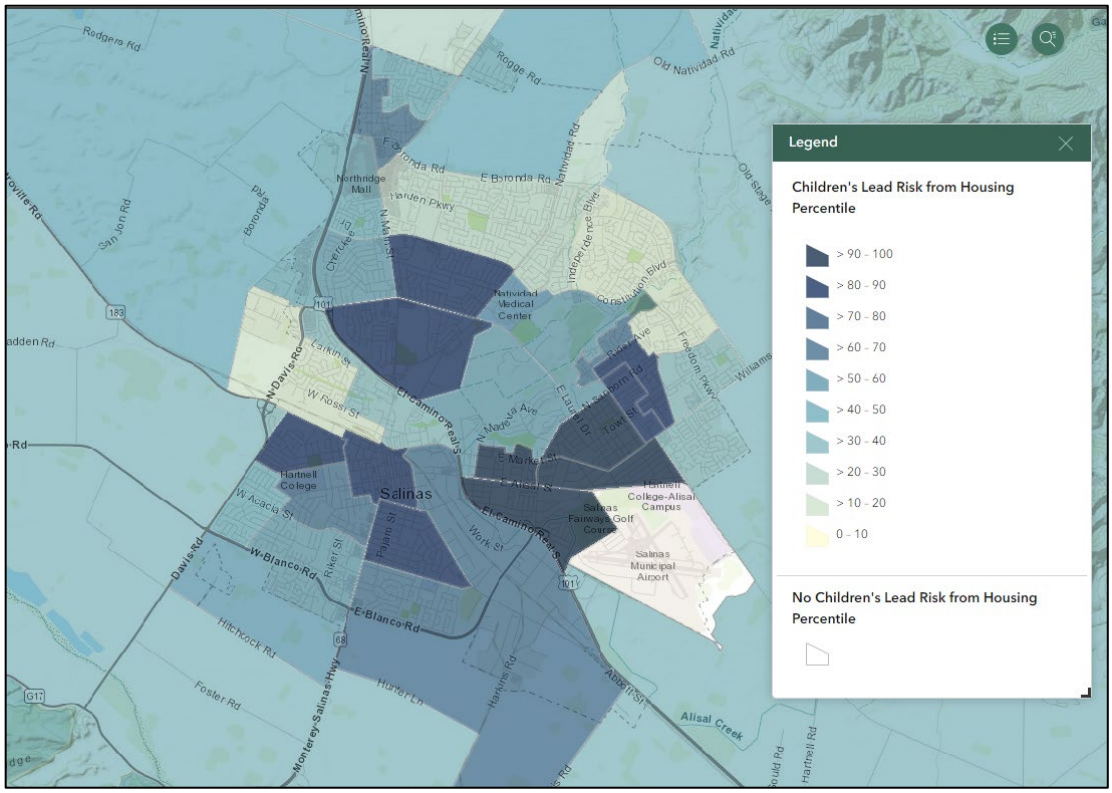
Source: Public Health Alliance of Southern California, California Healthy Places Index (HPI) based on CalEnviroScreen 4.0, 2023.

Figure D-39: Drinking Water Contaminants by Tract (2019)



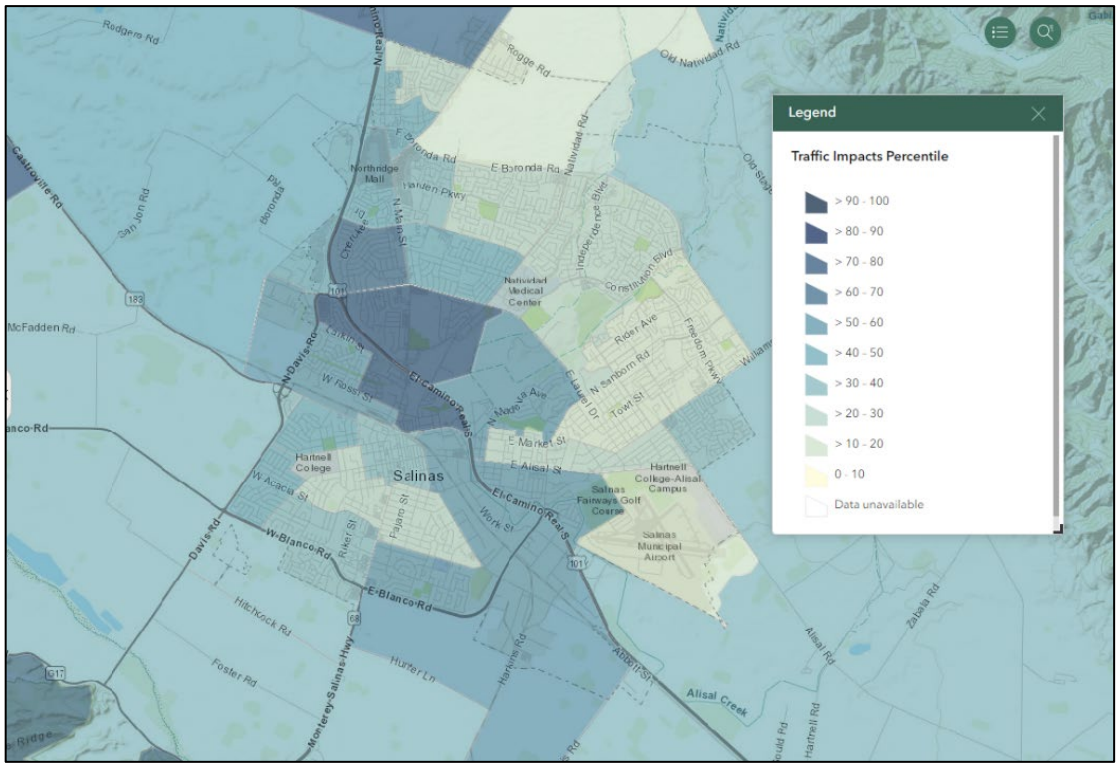
Source: Public Health Alliance of Southern California, California Healthy Places Index (HPI) based on CalEnviroScreen 4.0, 2023.

Figure D-40: Children's Lead Risk from Housing Percentile by Tract (2023)



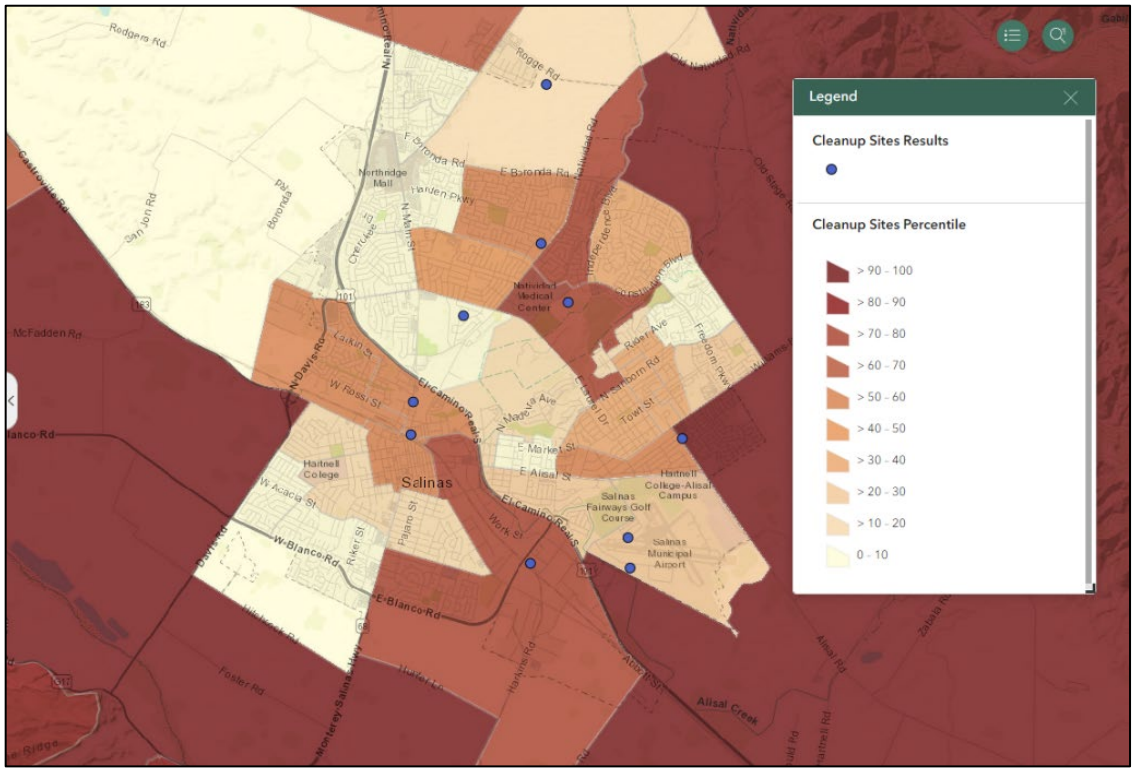
Source: CalEnviroScreen 4.0 Indicator Maps, 2023.

Figure D-41: Traffic Impacts Percentile by Tract (2023)



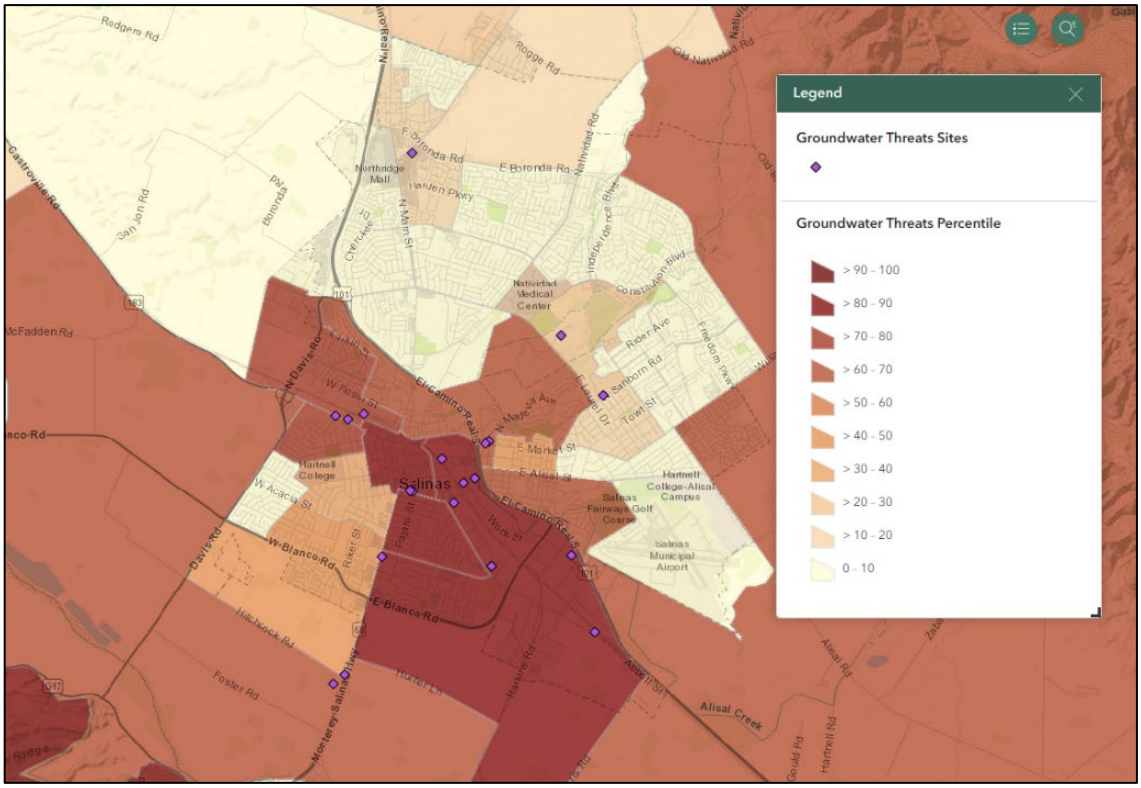
Source: CalEnviroScreen 4.0 Indicator Maps, 2023.

Figure D-42: Cleanup Sites and Exposure Potential Percentile by Tract (2023)



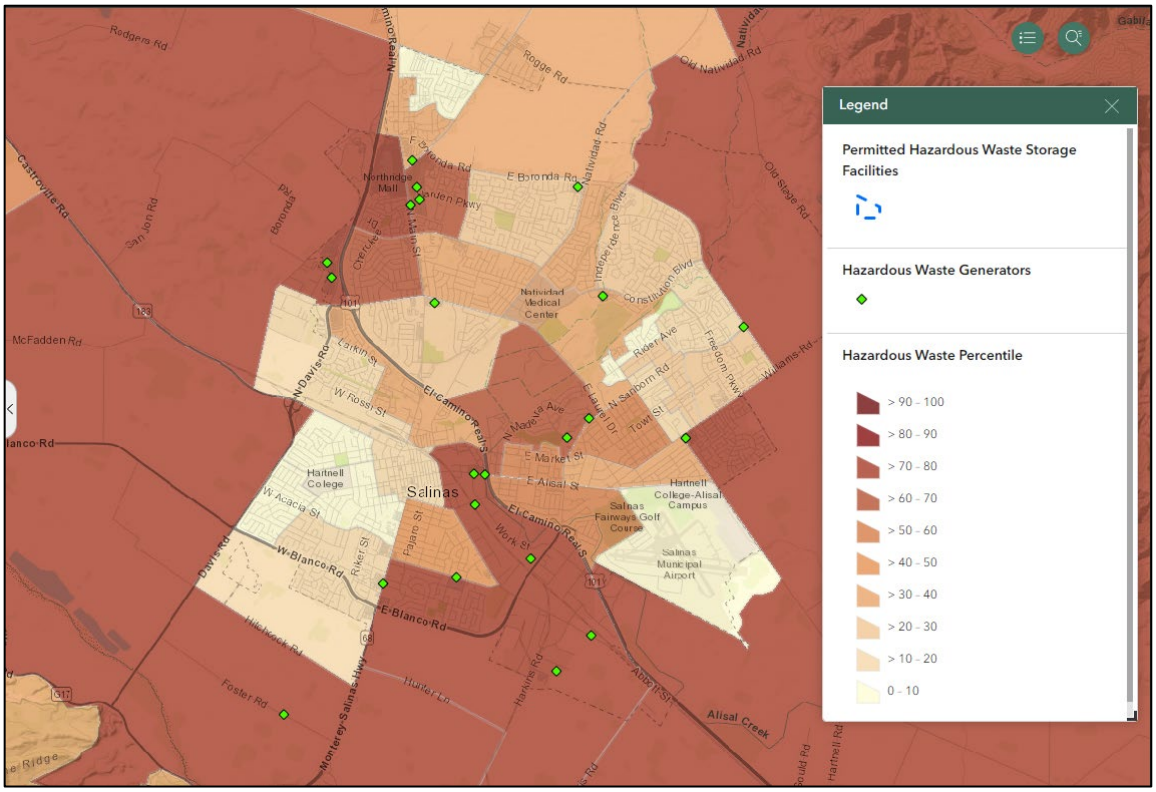
Source: CalEnviroScreen 4.0 Indicator Maps, 2023.

Figure D-43: Groundwater Threats and Exposure Potential Percentile by Tract (2023)



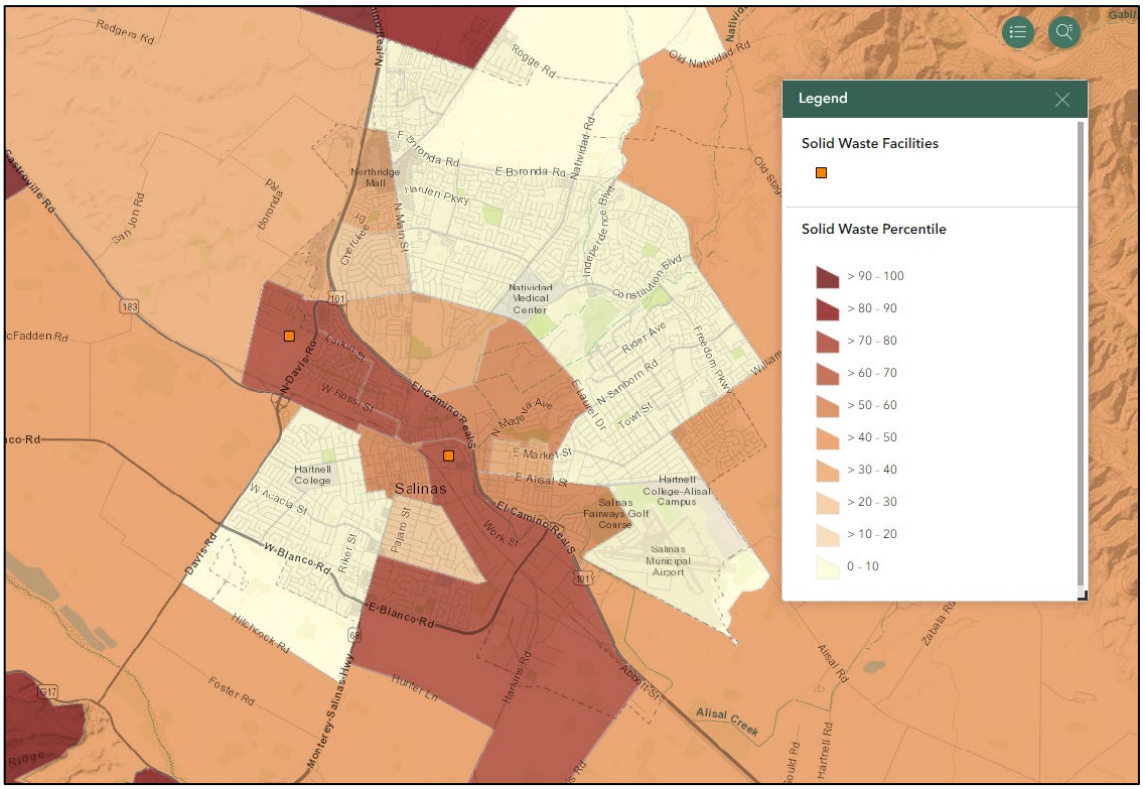
Source: CalEnviroScreen 4.0 Indicator Maps, 2023.

Figure D-44: Hazardous Waste Generators and Exposure Potential Percentile by Tract (2023)



Source: CalEnviroScreen 4.0 Indicator Maps, 2023.

Figure D-45: Solid Waste Facilities and Exposure Potential Percentile by Tract (2023)



Source: CalEnviroScreen 4.0 Indicator Maps, 2023.

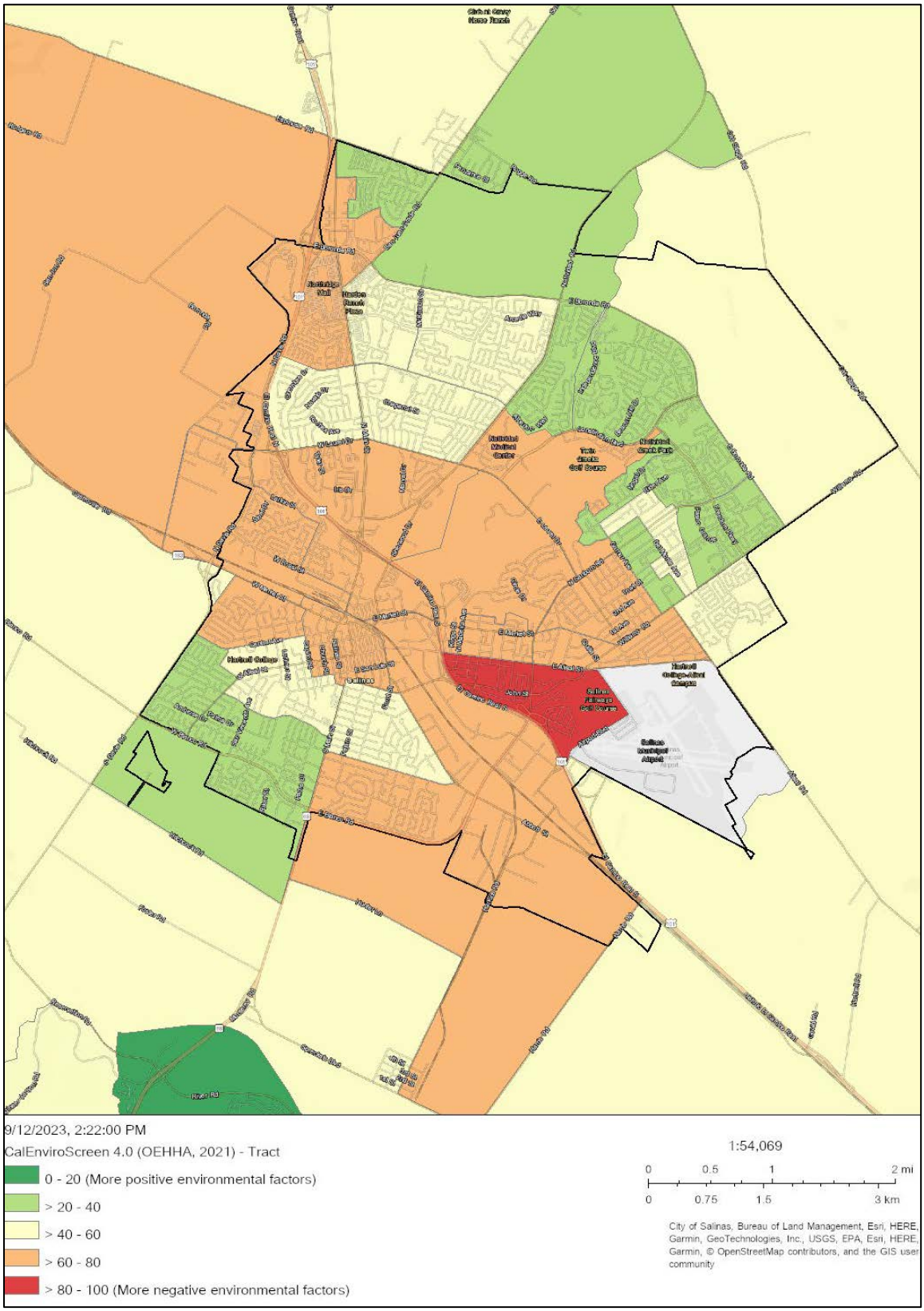
(3) Sites Inventory

The distribution of RHNA units by CalEnviroScreen 4.0 percentile scores are presented in Figure D-46 and Table D-27. The largest proportion of RHNA units (45%) are in tracts scoring within the 40th percentile (best scores). However, most of these units are allocated to the above moderate income RHNA. Only 8.2% of very low and 8.3% of low income units are in tracts scoring within the 40th percentile. The largest proportion of very low and low income units are in tracts scoring between the 61st and 70th percentile. There is also a larger proportion of very low and low income units in tracts scoring in the 81st percentile or higher compared to moderate and above moderate income units.

Table D-27: Distribution of RHNA Units by CalEnviroScreen 4.0 Score

CalEnviroScreen 4.0 Percentile Score (Tract)	Very Low		Low		Moderate		Above Moderate		Total	
	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total
31-40%	78	8.2%	79	8.3%	800	32.6%	2,715	72.0%	3,672	45.2%
41-50%	224	23.4%	222	23.4%	492	20.1%	543	14.4%	1,481	18.2%
51-60%	3	0.3%	7	0.7%	3	0.1%	72	1.9%	85	1.0%
61-70%	521	54.4%	314	33.2%	545	22.2%	297	7.9%	1,677	20.6%
71-80%	174	18.2%	215	22.7%	137	5.6%	0	0.0%	526	6.5%
81-90%	99	10.3%	0	0.0%	0	0.0%	2	0.1%	101	1.2%
Total	**957**	**100.0%**	**947**	**100.0%**	**2,452**	**100.0%**	**3,772**	**100.0%**	**8,128**	**100.0%**

Figure D-46: CalEnviroScreen 4.0 Scores by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (OEHHA, 2021), 2023.

1.1.5 Disproportionate Housing Needs

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Marin County. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30% of gross income;
- Severe housing cost burden, including utilities, exceeding 50% of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom).

According to CHAS data based on the 2015-2019 ACS, approximately 49% of Monterey County households experience housing problems, compared to 54% of households in Salinas. In both the County and City, renters are more likely to be affected by housing problems than owners. According to the 2017-2021 ACS, Salinas is a renter-dominant City, where 53% of occupied households are renters, higher than 48.3% countywide.

A. Cost Burden

(1) Regional Trends

As presented in Table D-28, in Monterey County, approximately 40% of households experience cost burden. Renters experience cost burdens at higher rates than owners (50.7% compared to 30.3%), regardless of race. Among renters, Black, Pacific Islander, and Hispanic households experience the highest rates of cost burden (49.6%, 46.3%, and 45.7%, respectively). Geographically, cost burdened renter households are concentrated in census tracts along the coast from Carmel to southern Santa Cruz County (Figure D-48). In these tracts, more than 60% of renter households experience cost burdens. Among owner-occupied households, Pacific Islander, Black, and Hispanic households experience cost burdened at a rate exceeding the countywide average. Tracts with larger populations of cost burdened owners are in and around Marina, Salinas, south of Carmel, and Watsonville in Santa Cruz County.

Table D-28: Housing Problems and Cost Burden by Race/Ethnicity – Monterey County (2022)

	White	Black	Asian	Am. Ind.	Pac. Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	30.2%	25.1%	33.2%	34.0%	60.6%	44.4%	35.6%
Renter-Occupied	51.2%	58.4%	47.2%	57.6%	73.1%	71.2%	62.0%
All Households	38.4%	51.4%	38.6%	44.9%	66.0%	60.3%	48.5%
With Cost Burden							

Owner-Occupied	28.8%	34.7%	30.1%	15.0%	49.3%	32.7%	30.3%
Renter-Occupied	47.1%	56.2%	35.0%	58.8%	42.3%	54.6%	50.7%
All Households	35.9%	49.6%	32.0%	35.1%	46.3%	45.7%	40.3%

Source: HUD CHAS Data (based on 2015-2019 ACS), 2022.

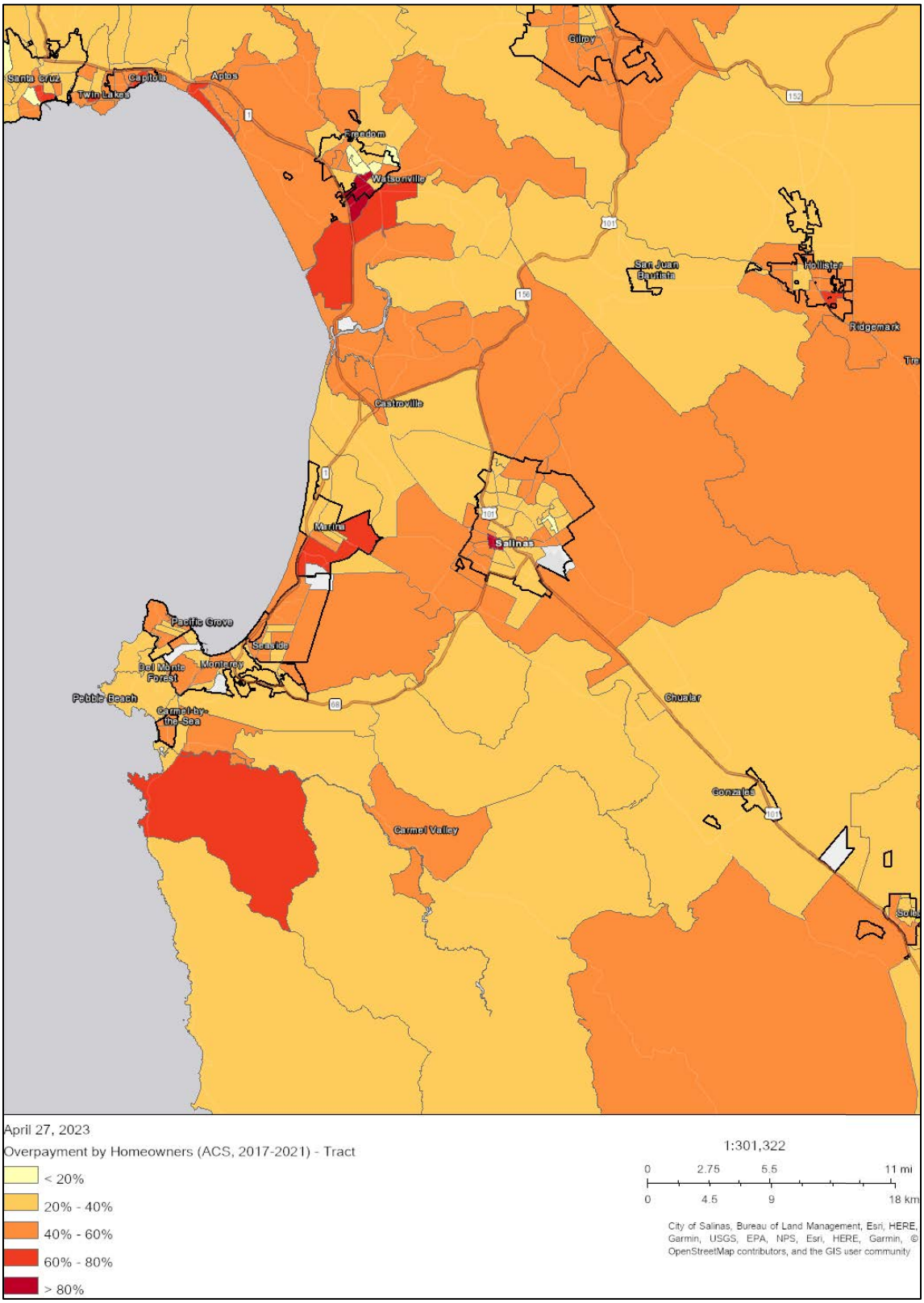
Housing problems and cost burdens can also affect special needs populations disproportionately. Table D-29 shows that elderly and large households experience housing problems and cost burdens at higher rates than renters and owners countywide.

Table D-29: Housing Problems by Household Type – Monterey County (2022)

	Owner-Occupied			Renter-Occupied			All HH
	Elderly	Large HH	All Owner	Elderly	Large HH	All Renter	
Any housing problem	32.0%	54.6%	35.6%	56.9%	84.6%	62.0%	48.5%
Cost burden >30%	32.3%	27.0%	30.3%	50.9%	51.2%	50.7%	40.3%

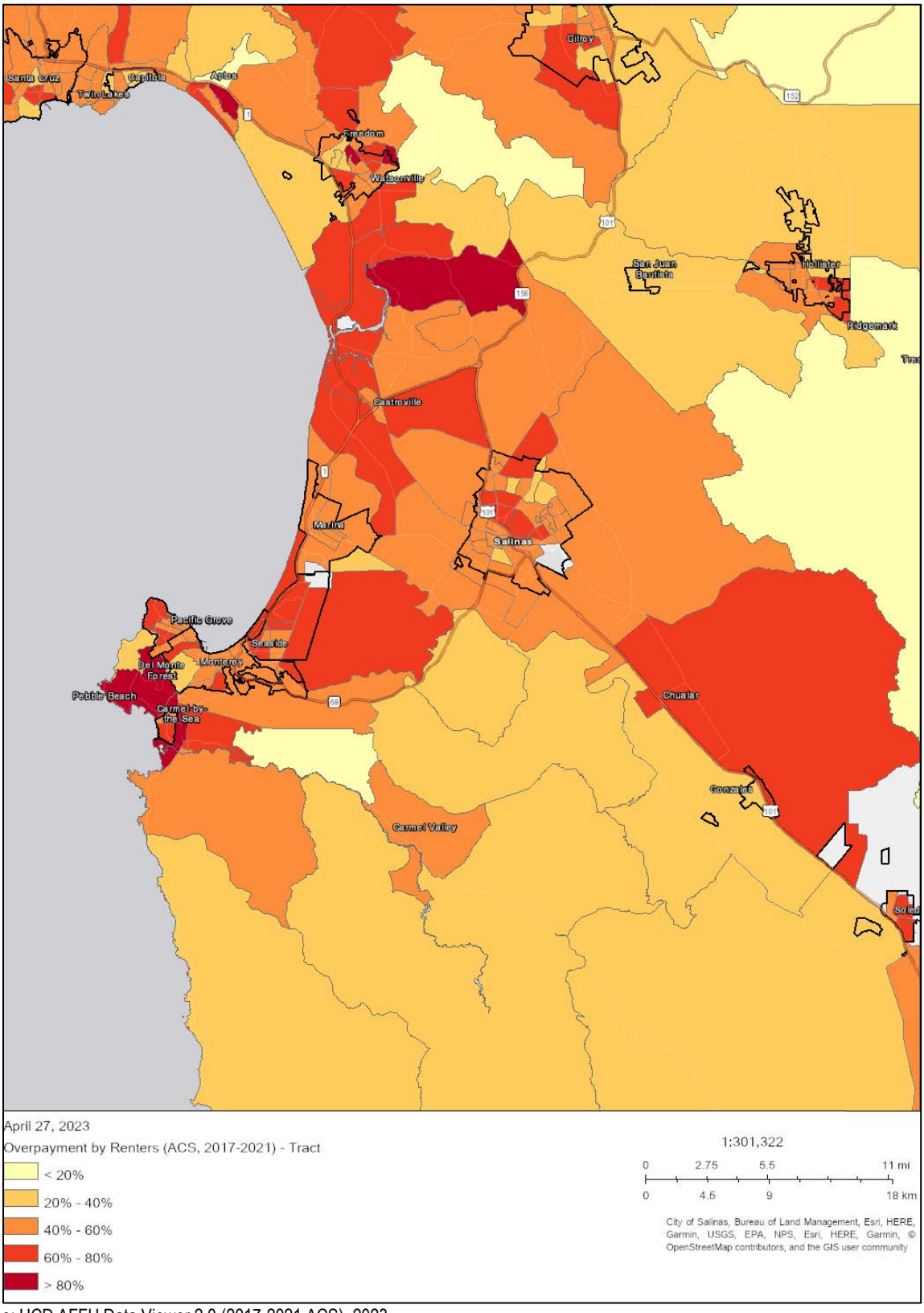
Source: HUD CHAS Data (based on 2015-2019 ACS), 2022.

Figure D-47: Regional Cost Burdened Owner-Occupied Households by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.

Figure D-48: Regional Cost Burdened Renter-Occupied Households by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.

(2) Local Trends

Cost burden is more common among Salinas households compared to the County; 43.9% of households in Salinas are cost burdened compared to 40.3% countywide (Table D-30). Salinas has a larger proportion of cost burdened renters (54%) than Monterey County (50.7%). Cost burden is also slightly more common for owner-occupied households in Salinas than owners countywide (31.4% versus 30.3%).

As mentioned above, Salinas has a larger proportion of renters than the County. Typically, renters are more likely than owners to be cost burdened. In Salinas, 31.4% of owners are cost burdened compared to 54% of renters. As shown in Figure D-49, cost burdened owner-occupied households are most prevalent in the southwest and northeast corners of the City, including the Downtown neighborhood. According to the HCD AFFH Data Viewer, 91.5% of households in tract 13, encompassing the Downtown neighborhood, are cost burdened. Tract 13 is comprised of mostly renters (Figure D-51). Over 93% of households residing in this tract are renters. Tracts with larger populations of cost burdened renters are more common in the central and northwestern areas of the City (Figure D-50).

Pacific Islander and American Indian households are most likely to experience housing problems and cost burden. White, Black, and Asian households experience housing problems and cost burden at rates below the citywide average. American Indian renters, Pacific Islander owners, and Hispanic renters are cost burdened at the highest rate compared to other racial/ethnic groups.

Table D-30: Housing Problems and Cost Burden by Race/Ethnicity – Salinas (2022)

	White	Black	Asian	Am. Ind.	Pac. Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	28.8%	28.1%	28.8%	50.0%	75.0%	45.6%	39.1%
Renter-Occupied	51.2%	52.1%	47.2%	96.7%	--	70.9%	66.3%
All Households	37.3%	44.8%	35.4%	73.3%	75.0%	61.3%	54.1%
With Cost Burden							
Owner-Occupied	26.8%	28.6%	26.3%	50.0%	75.0%	33.9%	31.4%
Renter-Occupied	47.9%	49.0%	35.8%	83.3%	--	56.5%	54.0%
All Households	34.8%	42.8%	29.7%	66.7%	75.0%	47.9%	43.9%

Source: HUD CHAS Data (based on 2015-2019 ACS), 2022.

As discussed previously, housing problems and cost burden often affect special needs populations disproportionately. Rates of housing problems and cost burden for elderly and large households in the City are presented in Table D-31. Among owner-occupied households, elderly households are slightly more likely to experience cost burden compared to owners citywide. Large renter households are significantly more likely to experience housing problems. Large households often face housing problems related to overcrowding.

Table D-31: Housing Problems by Household Type – Salinas (2022)

	Owner-Occupied			Renter-Occupied			All HH
	Elderly	Large HH	All Owner	Elderly	Large HH	All Renter	
Any housing problem	32.0%	52.2%	38.5%	55.2%	87.6%	65.9%	52.9%
Cost burden >30%	31.8%	25.0%	31.4%	47.0%	52.7%	53.5%	43.1%

Source: HUD CHAS Data (based on 2015-2019 ACS), 2022.

(3) Sites Inventory

Consistent with the citywide trend, where most tracts have cost burdened owner populations ranging from 40% to 60%, 68.9% of RHNA units are located in tracts with populations of overpaying owners in this range. Another 26% of units are in tracts where only 20% to 40% of owners are cost burdened. The remaining 5% of units are in the tract where more than 80% of owners are cost burdened. A larger proportion of very low and low income units are in this tract compared to moderate and above moderate income units. However, the number of units in this tract overall, 161 very low, 163 low, 51 moderate, are generally evenly distributed.

Nearly half of RHNA units are in tracts where 40% to 60% of renters are cost burdened, including 81.7% of very low and 84.9% of low income units (Table D-33). A larger proportion of moderate and above moderate income units are in tracts where more than 60% of renters overpay for housing compared to lower income units. The RHNA strategy does not disproportionately place lower income units in areas where cost burden is more prevalent.

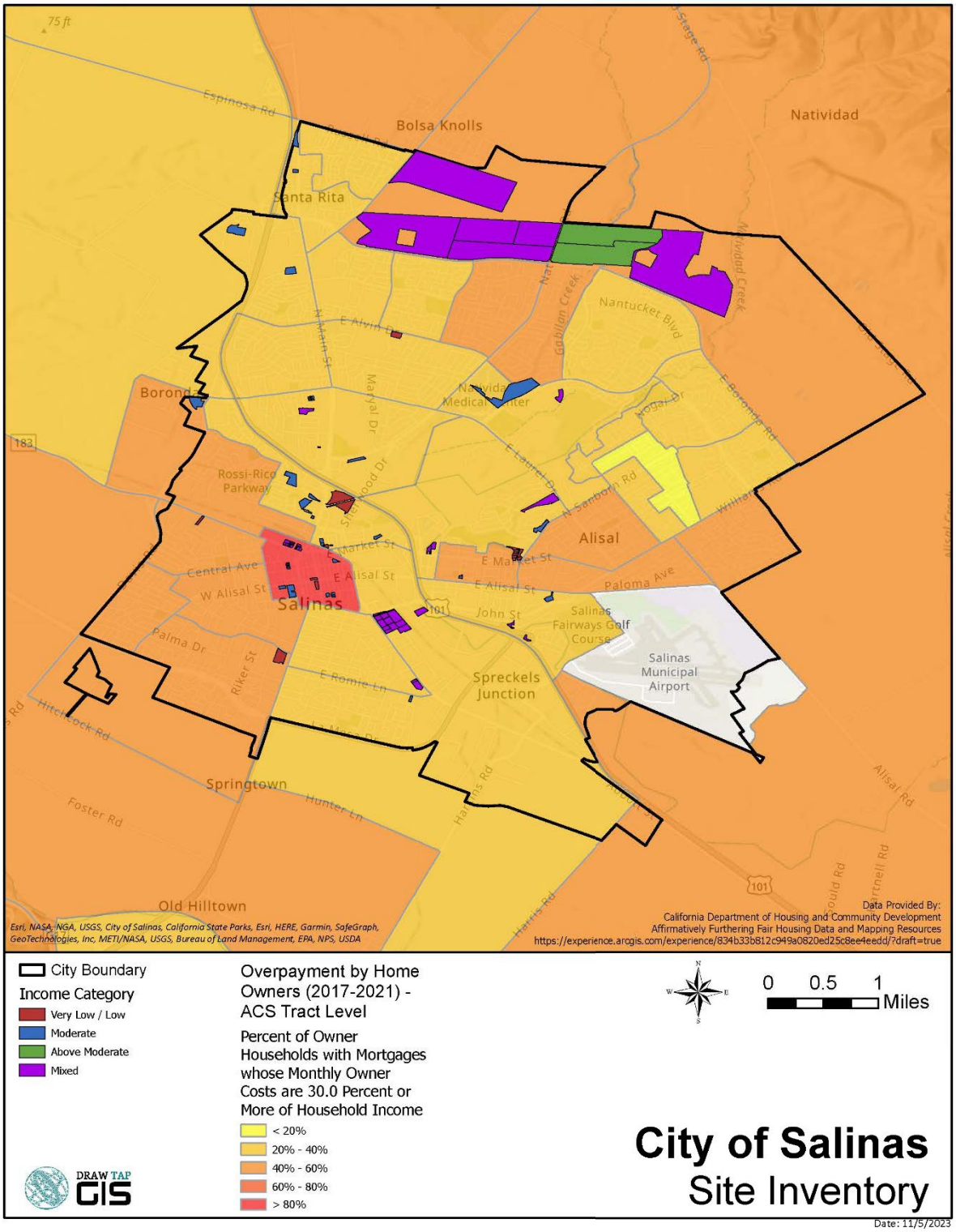
Table D-32: Distribution of RHNA Units by Cost Burdened Owners

Cost Burdened Owners (Tract)	Very Low		Low		Moderate		Above Moderate		Total	
	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total
20-40%	642	58.4%	372	44.4%	585	29.6%	371	10.2%	1,970	26.1%
40-60%	296	26.9%	302	36.1%	1,341	67.8%	3,258	89.8%	5,197	68.9%
60-80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
>80%	161	14.6%	163	19.5%	51	2.6%	0	0.0%	375	5.0%
Total	**1099**	**100.0%**	**837**	**100.0%**	**1,977**	**100.0%**	**3,629**	**100.0%**	**7,542**	**100.0%**

Table D-33: Distribution of RHNA Units by Cost Burdened Renters

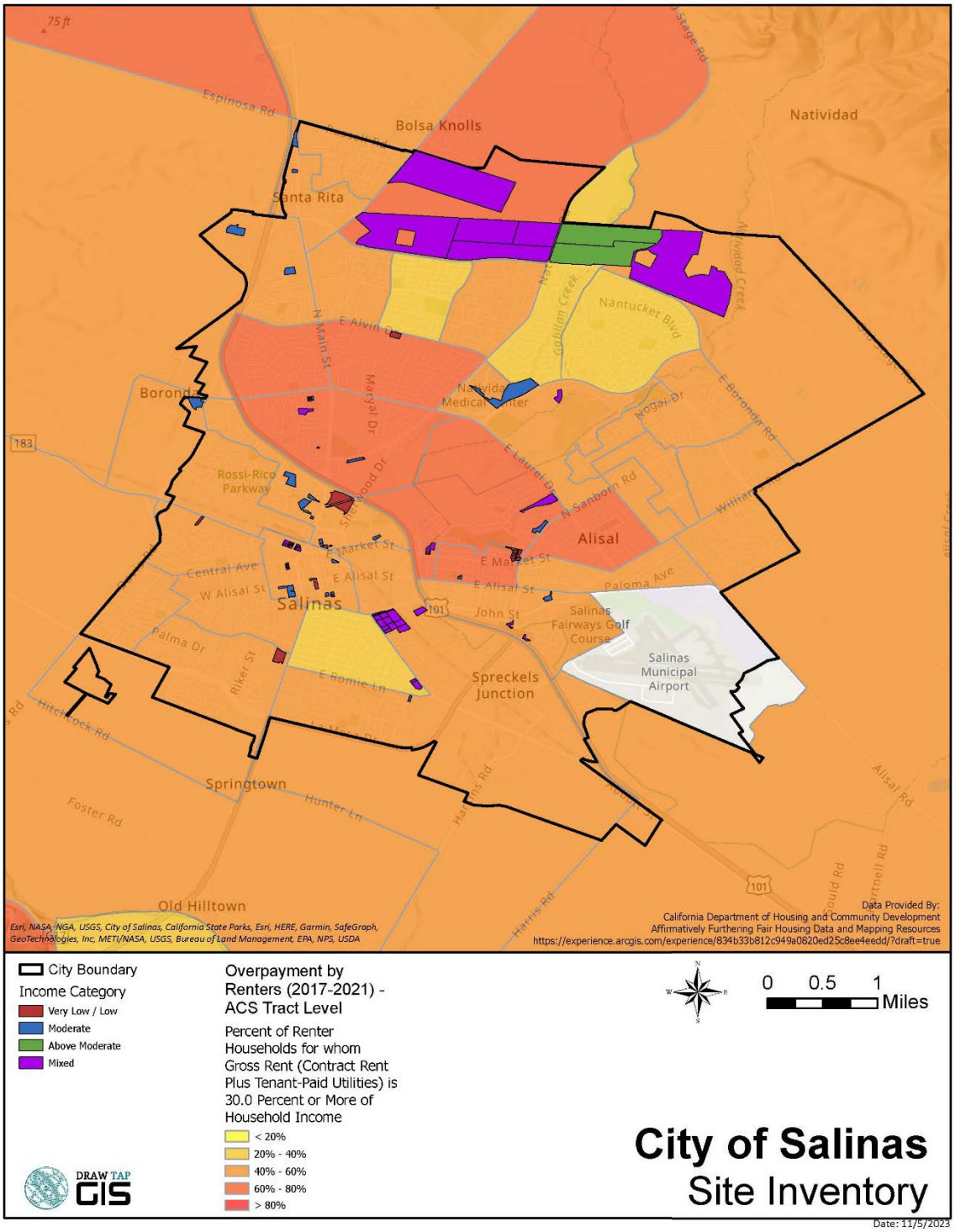
Cost Burdened Renters (Tract)	Very Low		Low		Moderate		Above Moderate		Total	
	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total
<20%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20-40%	3	0.3%	7	0.8%	3	0.2%	834	23.0%	847	11.2%
40-60%	898	81.7%	711	84.9%	1112	56.2%	809	22.3%	3530	46.8%
60-80%	198	18.0%	119	14.2%	862	43.6%	1986	54.7%	3,165	42.0%
Total	**1099**	**100.0%**	**837**	**100.0%**	**1,977**	**100.0%**	**3,629**	**100.0%**	**7,542**	**100.0%**

Figure D-49: Cost Burdened Owner-Occupied Households by Tract and Sites Inventory (2021)



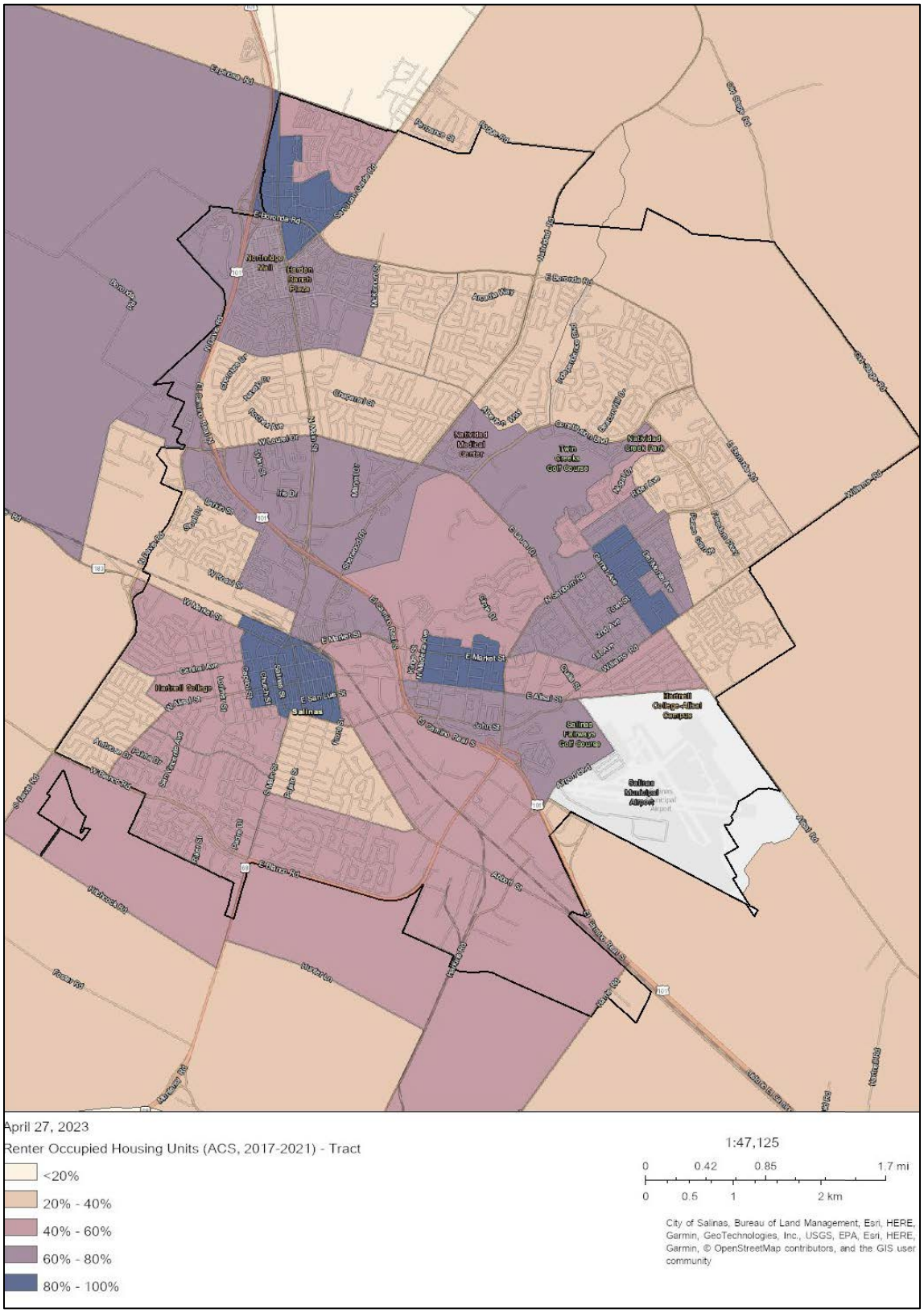
Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.

Figure D-50: Cost Burdened Renter-Occupied Households by Tract and Sites Inventory (2021)



Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.

Figure D-51: Renter Occupied Households by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.

B. *Overcrowding*

(1) Regional Trends

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). According to the 2021 five-year ACS estimates, 14.2% of households in Monterey County are overcrowded and 4.5% are severely overcrowded (Table D-34). Renters are significantly more likely to be overcrowded compared to owners. Over 21% of renter-occupied households are overcrowded compared to only 7.5% of owners. Renters are also more likely to experience housing problems including cost burden (see Table D-28). Large households specifically have high rates of housing problems in the County (see Table D-29)

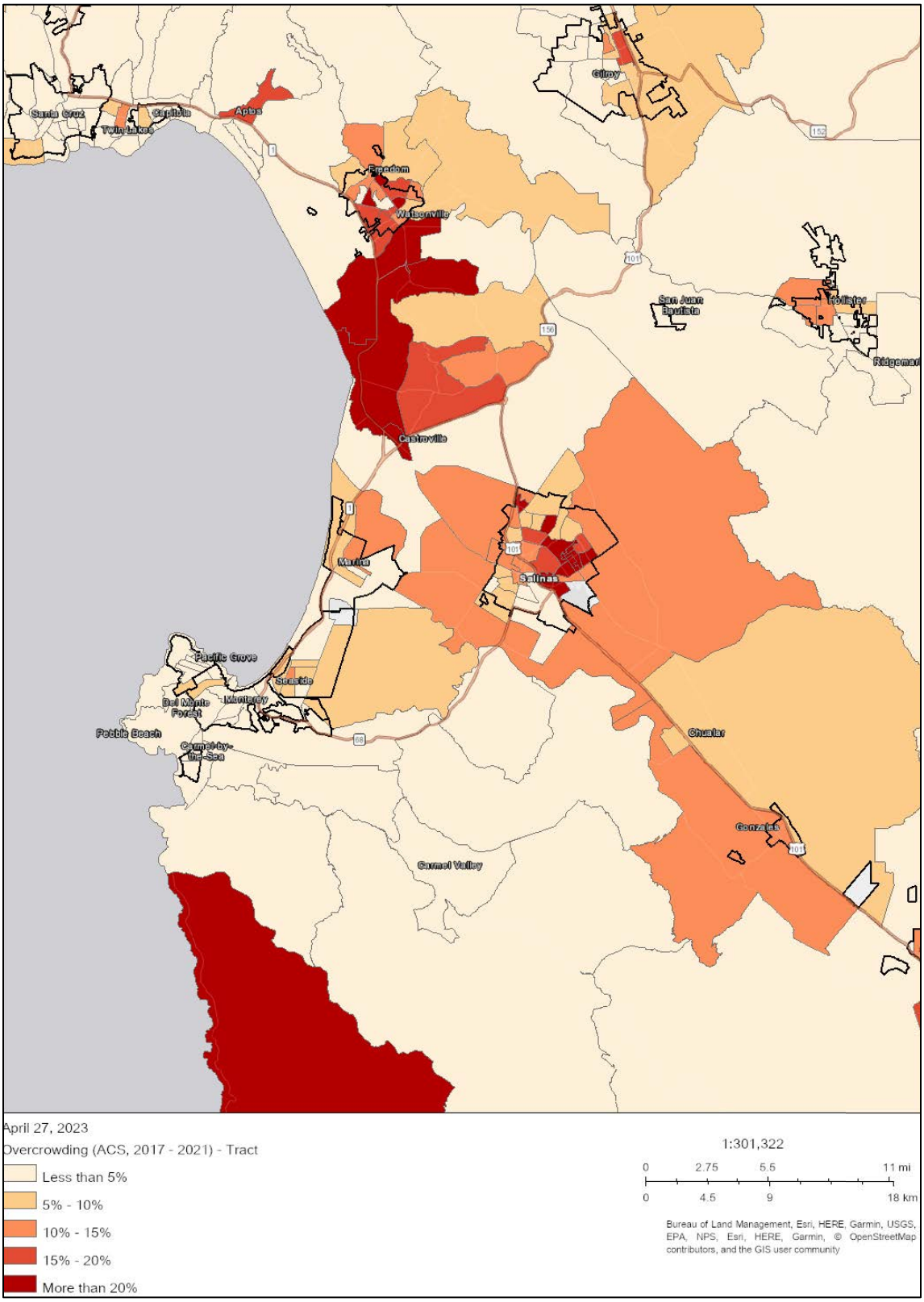
Regionally overcrowding is most common in tracts between Castroville and Watsonville, in Salinas, and in the coastal area south of Carmel. The area between Salinas and Watsonville also has higher rates of cost burdened renter households (see Figure D-48)

Table D-34: Overcrowded Households by Tenure – Monterey County (2021)

	Overcrowded (>1 person per room)	Severely Overcrowded (>1.5 persons per room)
Owner-Occupied	7.5%	1.7%
Renter-Occupied	21.3%	7.6%
Total	**14.2%**	**4.5%**

Source: 2017-2021 ACS (5-Year Estimates).

Figure D-52: Regional Overcrowded Households by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.

(2) Local Trends

Overcrowding is more prevalent in the City compared to Monterey County. As shown in Table D-35, more than 21% of households citywide are in overcrowded conditions. Overcrowding is more common among renters; 29.4% of renter-occupied households are overcrowded including 7.8% that are severely overcrowded. Only 12% of all Salinas owner-occupied households experience overcrowding. However, the rate of overcrowding for both owners and renters exceed the rates countywide

Tracts with the highest overcrowding rates are most concentrated in the Alisal neighborhood (Figure D-53). More than 20% of households in many of these tracts are overcrowded. Consistent with the trends shown in Table D-35, where significantly more renters are overcrowded, the Alisal neighborhood is made up of primarily renter occupied households (see Figure D-51). The Alisal neighborhood has several overlapping fair housing issues, discussed throughout this Assessment of Fair Housing, including larger non-White populations, LMI household populations, and cost burdened renter households (see Figure D-5, Figure D-14, and Figure D-50). There are very few tracts in the City where less than 5% of households are overcrowded.

Table D-35: Overcrowded Households by Tenure – Salinas (2021)

	Overcrowded (>1 person per room)	Severely Overcrowded (>1.5 persons per room)
Owner-Occupied	12.0%	3.0%
Renter-Occupied	29.4%	7.8%
Total	**21.2%**	**5.5%**

Source: 2017-2021 ACS (5-Year Estimates).

(3) Sites Inventory

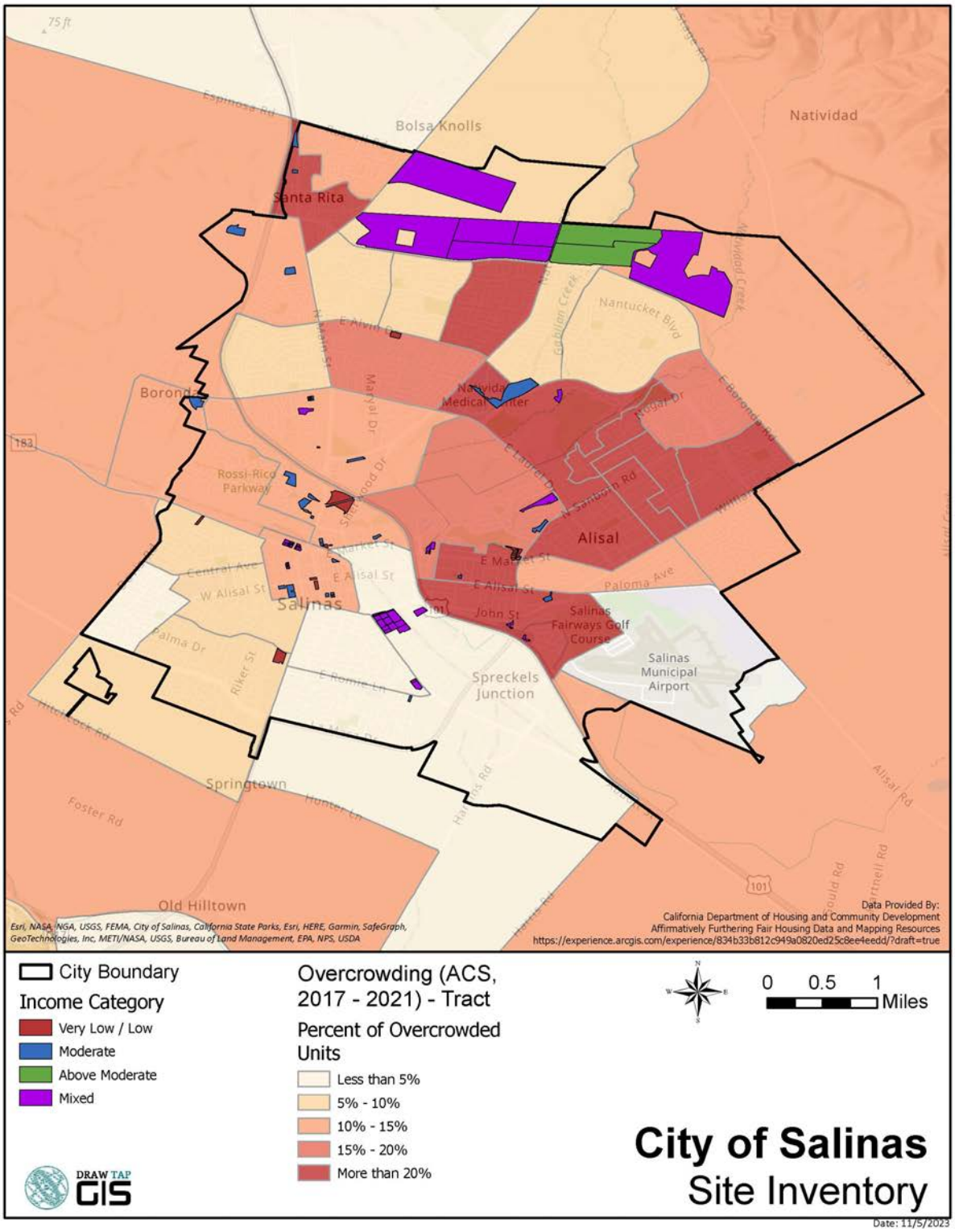
As discussed above, overcrowded households are prevalent in Salinas; therefore, the placement of RHNA sites in areas with overcrowded conditions is unavoidable. Table D-36 shows that the largest proportion of RHNA units, 48.9%, are in tracts where 5% to 10% of households are overcrowded. However, most of these units are allocated towards the above moderate income RHNA. More than half of very low, low, and moderate income units are in tracts where 10% to 15% of households are overcrowded. While 8.3% of RHNA units are allocated in tracts where more than 20% of households are overcrowded, this is unavoidable as a significant proportion of tracts in the City have overcrowded household populations in this range. As shown above, 21.2% of households citywide are in overcrowded conditions. However, an additional 10.6% of very low, 2.5% of low, 0.5% of moderate, and 7.9% of above moderate units are in tracts where fewer than 5% of households are overcrowded, despite the small number of tracts with this percentage of overcrowded households citywide. The RHNA strategy distributes units throughout tracts with variable populations of overcrowded households to the greatest extent possible.

Table D-36: Distribution of RHNA Units by Overcrowded Households

Overcrowded Households (Tract)	Very Low		Low		Moderate		Above Moderate		Total	
	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total
<5%	117	10.6%	21	2.5%	9	0.5%	287	7.9%	434	5.7%
5-10%	91	8.3%	97	11.6%	800	40.5%	2,715	74.8%	3,703	48.9%
10-15%	668	60.8%	565	67.5%	922	46.6%	549	15.1%	2704	35.7%

15-20%	120	10.9%	118	14.1%	29	1.5%	32	0.9%	299	3.9%
>20%	103	9.4%	36	4.3%	214	10.8%	46	1.3%	402	5.3%
Total	**1099**	**100.0%**	**837**	**100.0%**	**1,977**	**100.0%**	**3,629**	**100.0%**	**7,574**	**100.0%**

Figure D-53: Overcrowded Households by Tract and Sites Inventory (2021)



Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.

C. *Substandard Housing Conditions*

(1) Regional Trends

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. Incomplete facilities and housing age are estimated using the 2017-2021 ACS. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

According to 2017-2021 ACS estimates, shown in Table D-37, very few households in Monterey County lack complete plumbing or kitchen facilities. Only 0.3% of household lack complete plumbing facilities and 0.5% lack complete kitchen facilities. Renter-occupied households are slightly more likely to lack complete kitchen facilities (0.6%) compared to owners (0.4%). There are very few tracts in the region with populations of households lacking complete plumbing facilities exceeding 2% (Figure D-54). Tracts with populations of households lacking complete plumbing facilities exceeding 2% are more common in unincorporated areas. Most tracts in the region also have fewer than 2% of households lacking complete kitchen facilities. There are a handful of tracts, mostly in the coastal Monterey and Santa Cruz County areas, where populations of households lacking complete kitchen facilities exceed 2%.

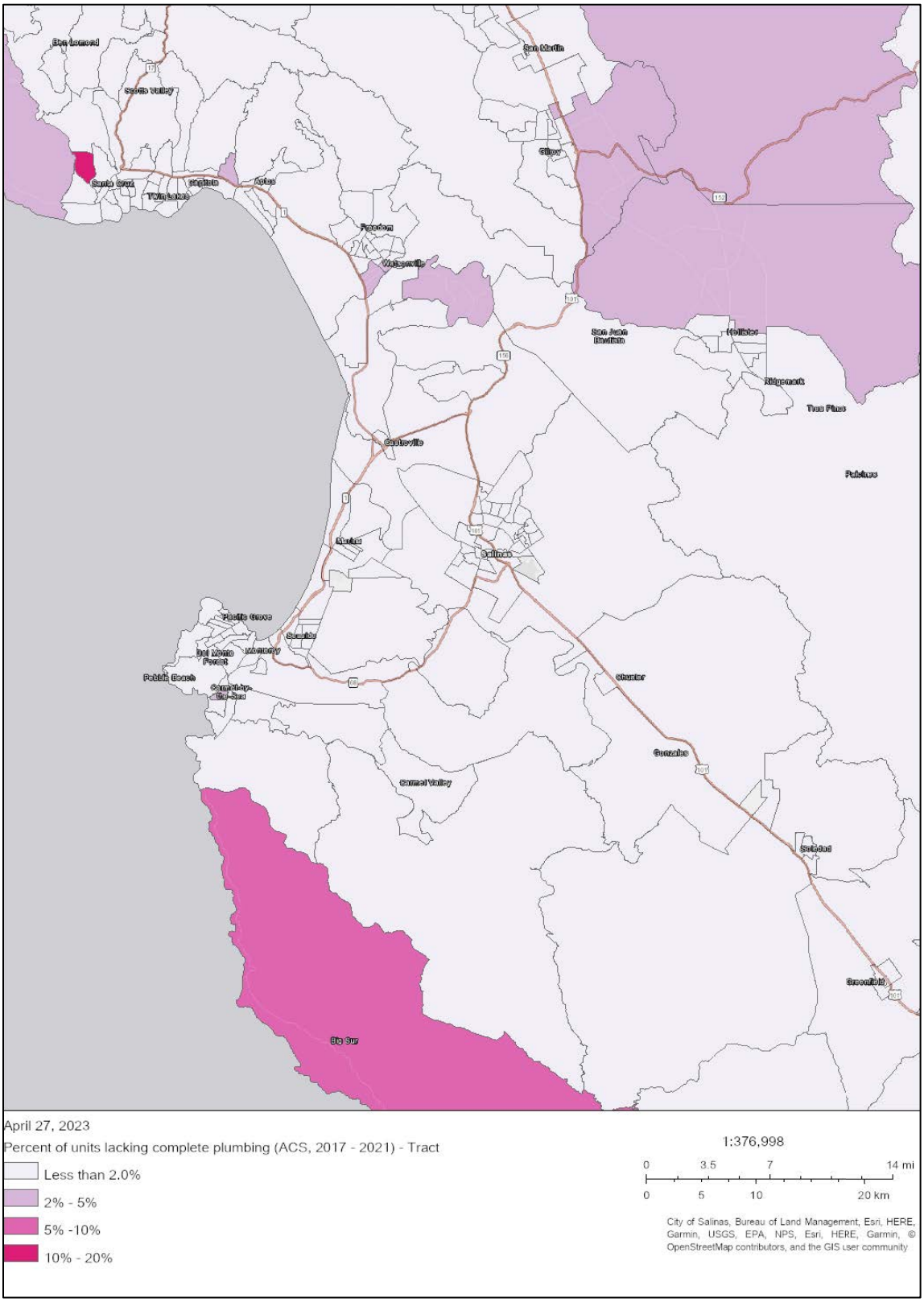
Housing age can also be used as an indicator for substandard housing and rehabilitation needs. As stated above, structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation. In the County, 75% of the housing stock was built prior to 1990, including 42% built prior to 1970 (Table D-40). Figure D-56 shows the percent of housing units built prior to 1990 by tract. Tracts with large proportions of housing units built prior to 1990 are not concentrated in a single area in the region. However, tracts with proportions of households built prior to 1990 are generally more prevalent in coastal areas throughout Monterey and Santa Cruz Counties compared to inland communities.

Table D-37: Substandard Housing Conditions – Monterey County (2021)

	Lacking Complete Plumbing Facilities	Lacking Complete Kitchen Facilities
Owner-Occupied	0.3%	0.4%
Renter-Occupied	0.3%	0.6%
Total	**0.3%**	**0.5%**

Source: 2017-2021 ACS (5-Year Estimates).

Figure D-54: Regional Units Lacking Complete Plumbing by Tract (2021)



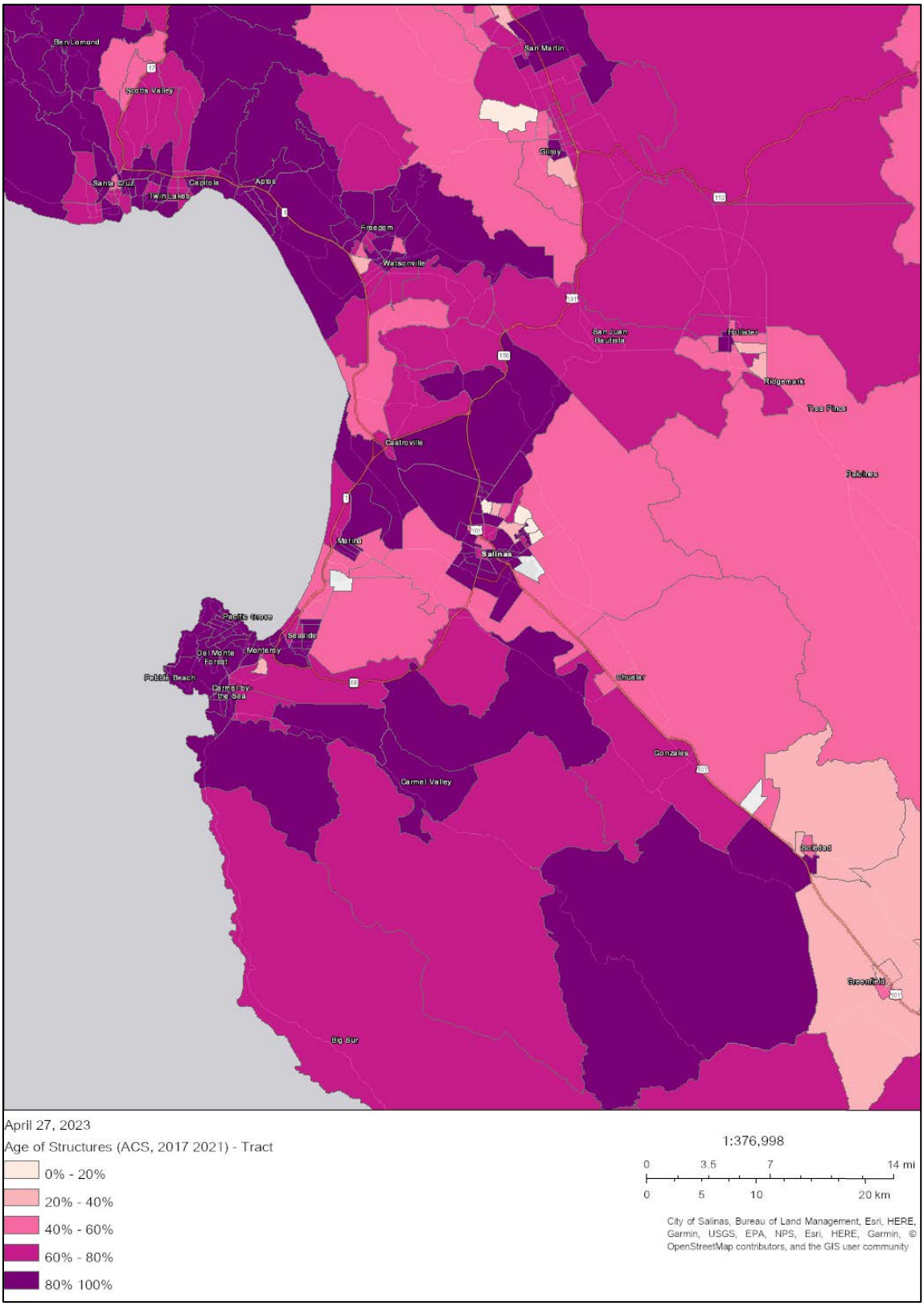
Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.

Figure D-55: Regional Units Lacking Complete Kitchen by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.

Figure D-56: Regional Age of Housing Structures by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.

(2) Local Trends

Like the County, there are very small proportions of households lacking complete facilities in Salinas (Table D-38). Only 0.1% of households lack complete plumbing facilities and 0.6% lack complete kitchen facilities. Renters are slightly more likely to lack complete plumbing facilities, while owners are more likely to lack complete kitchen facilities. There are no tracts in Salinas where more than 2% of households lack complete plumbing facilities. Households lacking complete kitchen facilities, shown in Figure D-58, comprise more than 2% of the population in only two tracts. Approximately 6% of households lack complete kitchen facilities in tract 106.03 in the northern section of the City, and 4.3% of households lack complete kitchen facilities in tract 13 in the Downtown neighborhood. As discussed previously, the Downtown neighborhood is primarily renters with larger populations of cost burdened owners and LMI households (see Figure D-14, Figure D-49, and Figure D-51). According to the 2017-2021 ACS, tract 13 (Downtown) has the largest share of multifamily housing developments with 20 or more units compared to other Salinas tracts. Approximately one third of housing units in the Downtown tract are in large multifamily structures with 20 or more units. This tract also has the largest share of studio units (no bedroom) compared to the remaining Salinas tract, comprising 17.4% of all housing units in this tract. Studio apartments are more likely to lack complete kitchen facilities compared to other housing types.

Unlike tract 13, tract 106.03 in northern Salinas has an owner population of 75% and is comprised mainly of single-family homes built in the 1990s. More than 86% of housing units are single-family homes in this tract. The ACS estimate shown in Figure D-58 does not align with the known character of this neighborhood. The ACS reported the following estimates for units lacking complete kitchen facilities in tract 106.03 over the last decade:

- 2016-2020 – 5.9%
- 2015-2019 – 0%
- 2014-2018 – 0%
- 2013-2017 – 0%
- 2012-2016 – 0%
- 2011-2015 – 0%
- 2010-2014 – 0%
- 2009-2013 – 0%
- 2008-2012 – 0.9%
- 2007-2011 – 0.4%
- 2006-2010 – 0%

No housing developments have been completed in this neighborhood in recent years. Based on local staff knowledge and historic ACS estimates, units lacking complete kitchen facilities in tract 106.03 are minimal.

According to the City's code enforcement analyst, substandard housing units are more commonly seen in the 93905 zip code which encompasses the Alisal neighborhood. Code enforcement cases by zip code are presented in Table D-39. The 93901 and 93906 have similar code enforcement case rates. However, these three zip codes comprise nearly all the area in Salinas. Zip code areas are included as Figure D-57.

Table D-38: Substandard Housing Conditions – Salinas (2021)

	Lacking Complete Plumbing Facilities	Lacking Complete Kitchen Facilities
Owner-Occupied	0.1%	0.9%
Renter-Occupied	0.2%	0.4%
Total	**0.1%**	**0.6%**

Source: 2017-2021 ACS (5-Year Estimates).

Table D-39: Substandard Housing Cases by Zip Code (2020-2023)

Zip Code	Cases
93901	64
93902	1
93905	78
93906	71
93907	10

Source: City of Salinas Code Enforcement, 2023

As mentioned above, housing age can also be used to estimate substandard housing conditions. Housing age by tract and jurisdiction is shown in Table D-40 and percentages of housing units built prior to 1990 at the tract-level are shown in Figure D-59. Salinas has a slightly younger housing stock compared to the County. Only 71.9% of units were built prior to 1990, including 40.5% built prior to 1970. In general, the southern tracts have larger proportions of units built prior to 1990 compared to the northern tracts. More than 90% of units in the following tracts were built prior to 1990: 2, 5.01, 5.02, 8, 9, 12, 14, 16, 17, 105.05, and 145. Most of these tracts are in the southern section of the City; however, a handful are located in the northwestern corner of Salinas.

Table D-40: Year Housing Units by Built (2021)

Tract/Jurisdiction	1969 or earlier (50+ years)	1970-1989 (30-50 years)	1990 or later (<30 years)
Census Tract 1.01	74.1%	13.2%	12.7%
Census Tract 1.03	0.0%	17.7%	82.3%
Census Tract 1.04	37.0%	25.2%	37.8%
Census Tract 1.05	13.3%	20.2%	66.5%
Census Tract 1.06	18.4%	23.2%	58.4%
Census Tract 2	68.2%	28.4%	3.4%
Census Tract 3	60.4%	27.6%	12.0%
Census Tract 4	42.1%	35.1%	22.7%
Census Tract 5.01	61.7%	32.8%	5.5%
Census Tract 5.02	13.4%	79.3%	7.3%
Census Tract 6	72.2%	14.6%	13.2%
Census Tract 7.01	53.8%	35.9%	10.2%
Census Tract 7.02	45.4%	29.3%	25.3%
Census Tract 8	74.1%	21.1%	4.8%
Census Tract 9	77.7%	17.4%	4.8%
Census Tract 12	85.7%	9.1%	5.2%

Census Tract 13	69.6%	5.8%	24.6%
Census Tract 14	71.6%	26.6%	1.7%
Census Tract 15	47.3%	36.5%	16.3%
Census Tract 16	63.7%	32.4%	3.9%
Census Tract 17	72.2%	19.6%	8.2%
Census Tract 18.01	16.8%	64.5%	18.7%
Census Tract 18.02	9.0%	45.8%	45.2%
Census Tract 105.04	22.7%	57.7%	19.6%
Census Tract 105.05	12.1%	77.9%	10.0%
Census Tract 105.06	26.8%	58.7%	14.4%
Census Tract 106.03	1.1%	15.6%	83.2%
Census Tract 106.04	1.0%	13.1%	85.9%
Census Tract 106.05	4.6%	6.0%	89.4%
Census Tract 106.06	20.8%	31.3%	47.9%
Census Tract 106.07	13.1%	67.0%	19.9%
Census Tract 106.08	7.6%	23.4%	69.0%
Census Tract 145	80.7%	13.0%	6.2%
Census Tract 9800	--	--	--
Salinas	40.5%	31.5%	28.1%
Monterey County	42.4%	32.3%	25.3%

Figure D-57: Salinas Zip Codes

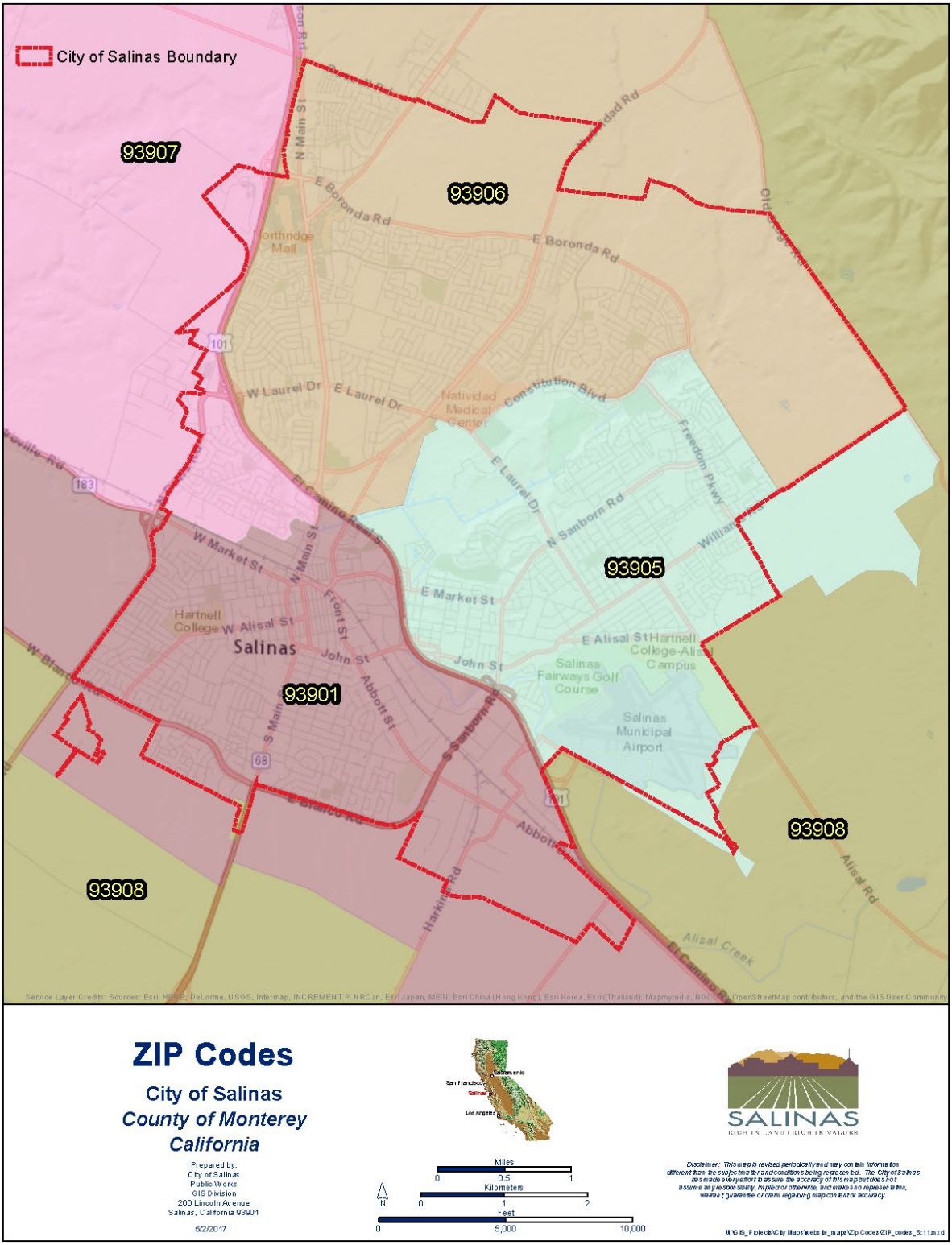
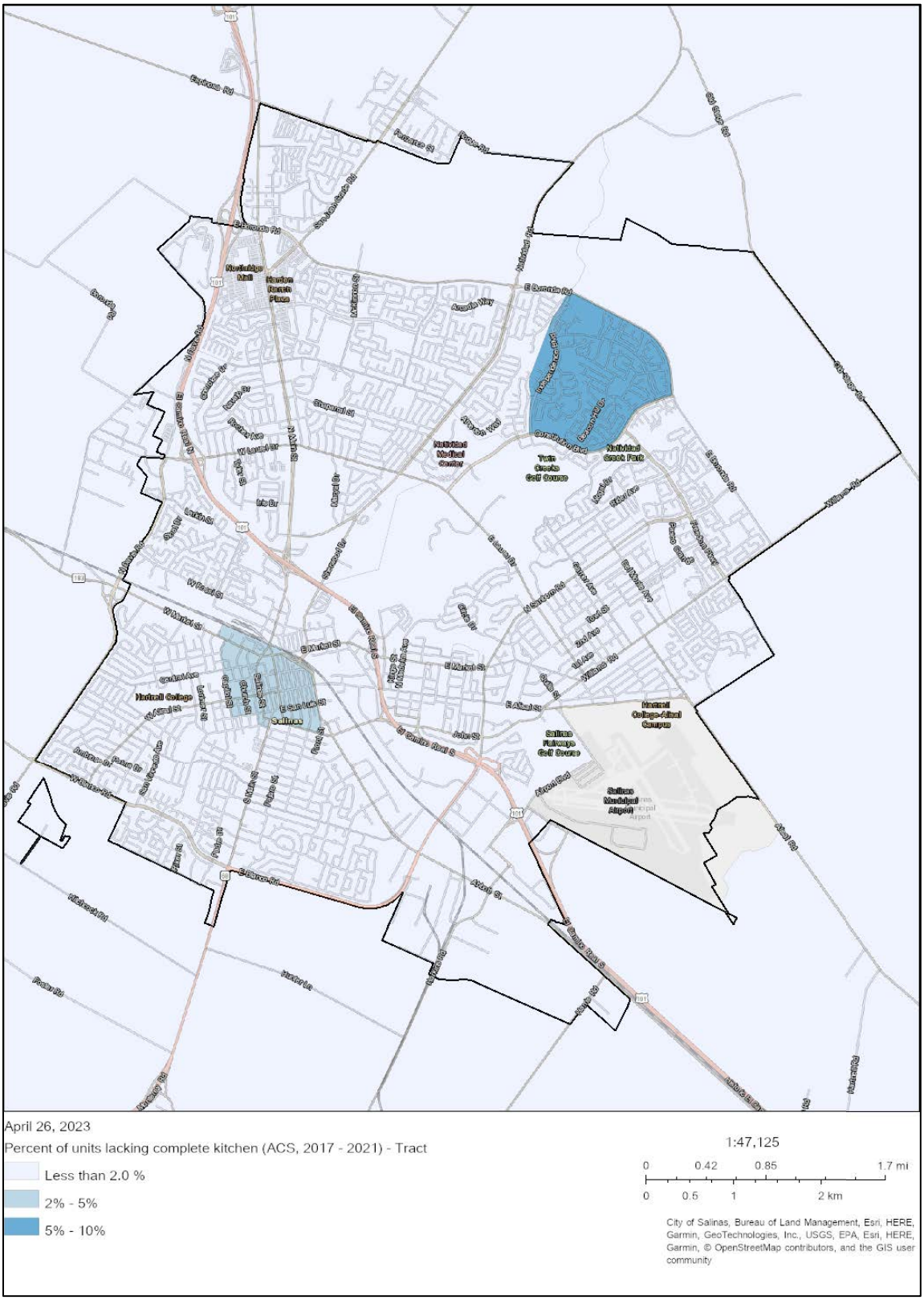
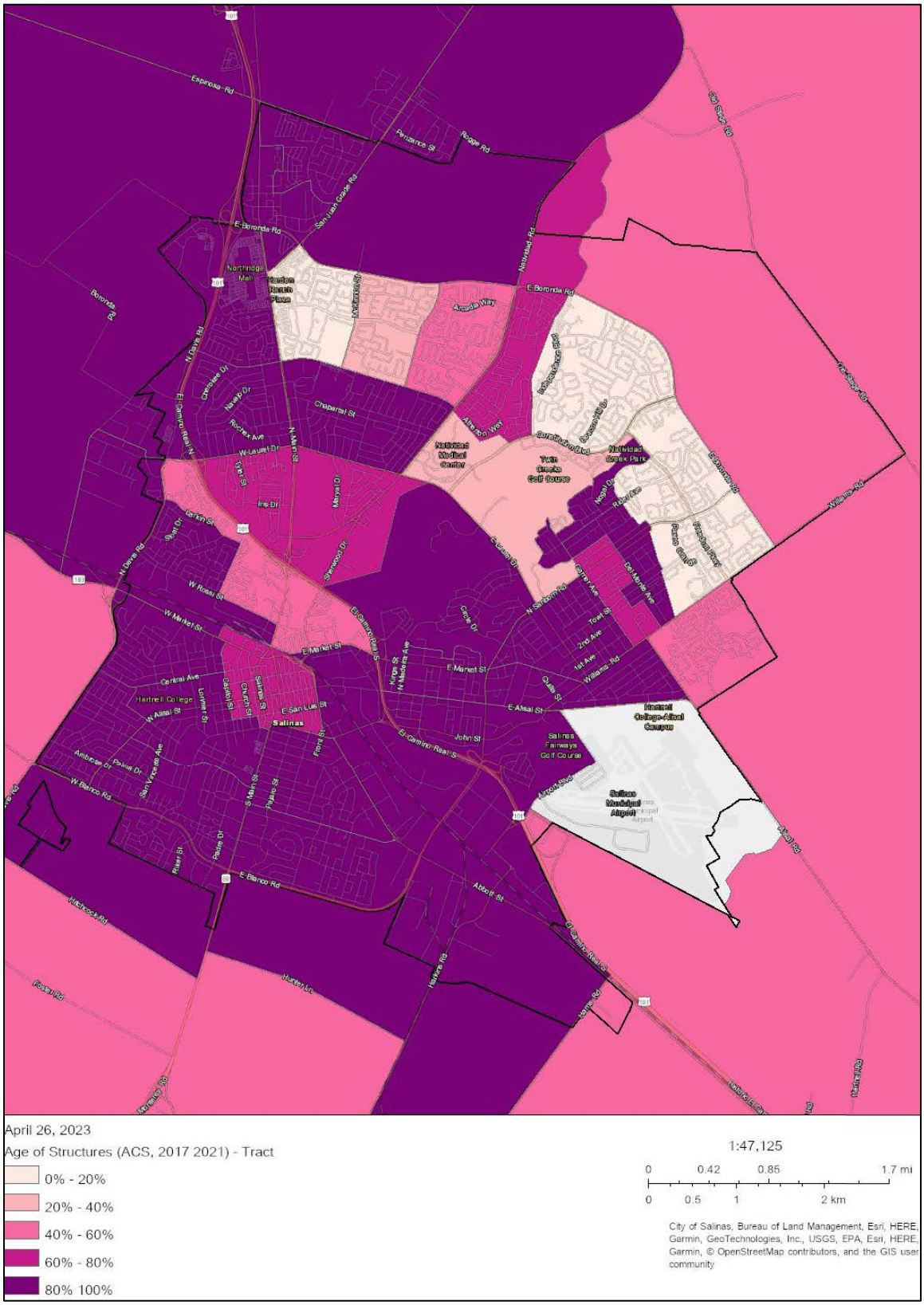


Figure D-58: Units Lacking Complete Kitchen Facilities by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.

Figure D-59: Age of Housing Units by Tract (2021)



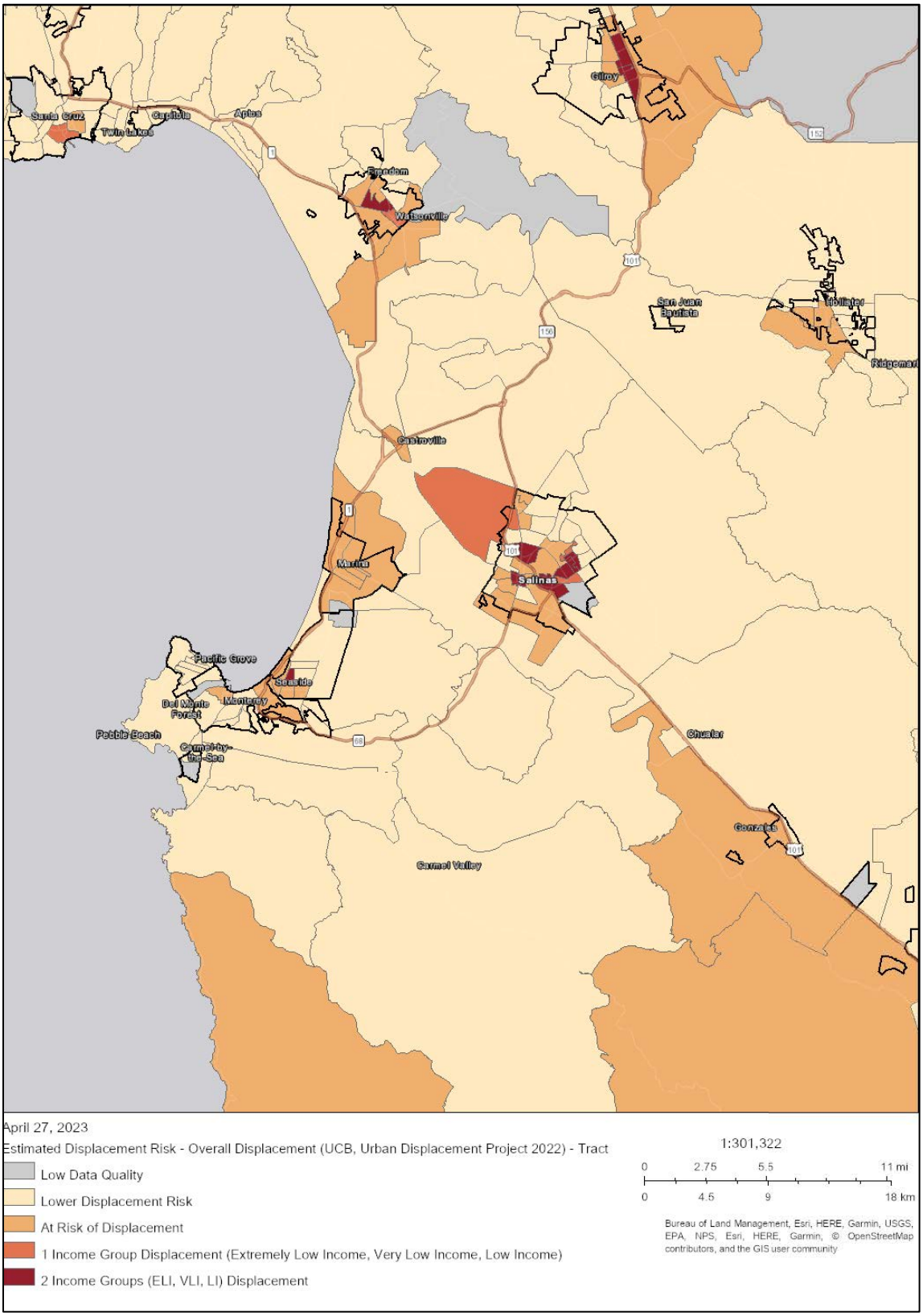
Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.

D. Displacement Risk

(1) Regional Trends

UC Berkley's Urban Displacement project defines residential displacement as "the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control." As part of this project, the research has identified populations vulnerable to displacement (named "sensitive communities") in the event of increased redevelopment and drastic shifts in housing cost. They defined vulnerability based on the share of low income residents per tract and other criteria including: share of renters is above 40%, share of people of color is more than 50%, share of low income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Using this methodology, sensitive communities in the region were identified in the communities of Salinas, Monterey (city), Seaside, Marina, Gonzales, Watsonville, Hollister, and Santa Cruz (city) (Figure D-60). Sensitive communities are generally more concentrated in incorporated cities, however some have been identified in unincorporated Monterey, south of Salinas.

Figure D-60: Regional Sensitive Communities At Risk of Displacement (2022)



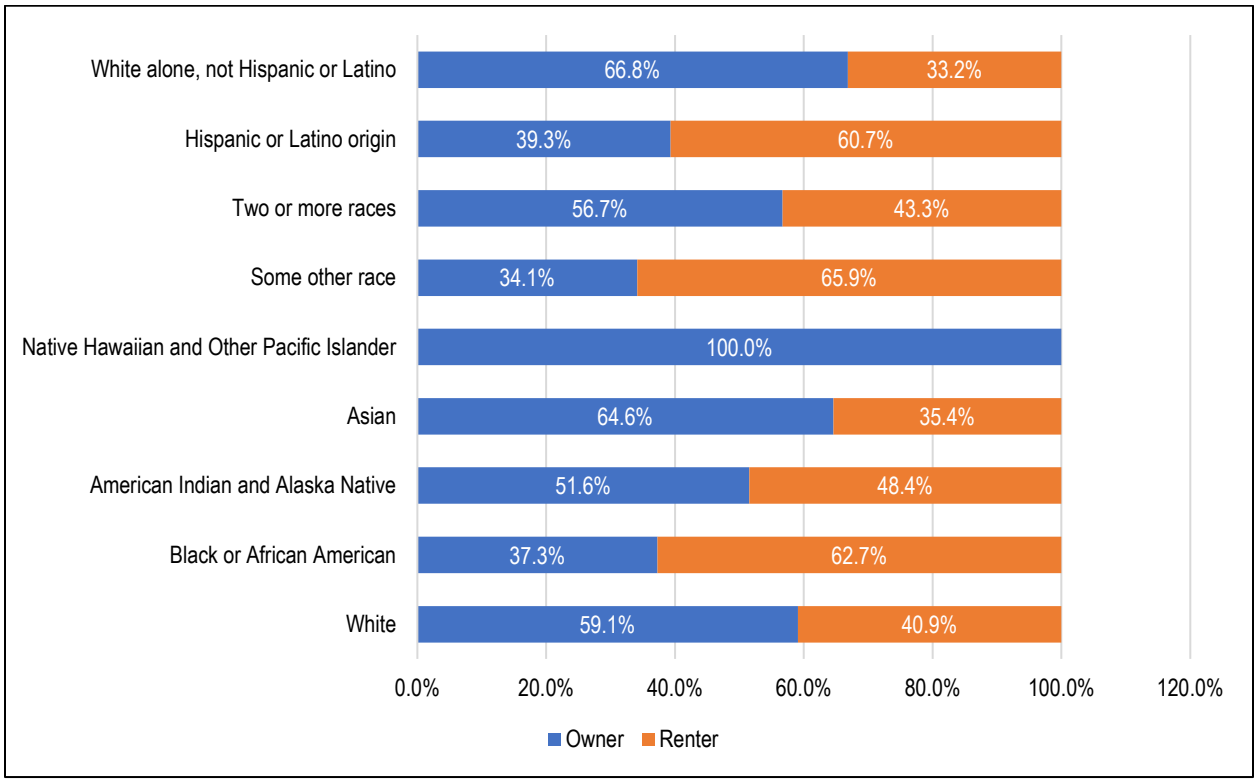
Source: HCD AFFH Data Viewer 2.0 (UCB), 2023.

(2) Local Trends

Sensitive communities are prevalent in Salinas. Most tracts, excluding the tracts along the northern and eastern boundaries and southwest corner, are considered at risk of displacement. Sensitive communities include the Downtown, Chinatown, and Alisal neighborhoods, where several other fair housing issues have been identified, including larger non-White, LMI household, and cost burdened populations (see Figure D-5, Figure D-14, and Figure D-50). These neighborhoods are also primarily low resource area and areas of high segregation and poverty (see Figure D-23).

As discussed previously, vulnerability is measured based on several variables including: share of renters exceeding 40%, share of people of color exceeding 50%, share of low income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Tiburon is a predominately renter-occupied household community (53%) with a relatively small White population (12.2%). Over the last decade, Salinas has seen an increase in the non-White population. As presented in Figure D-61, Native Hawaiian and other Pacific Islander, non-Hispanic White, and Asian householders are most likely to own their homes. The population of some other race, Black/African American population, and Hispanic/Latino population have the lowest homeownership rates.

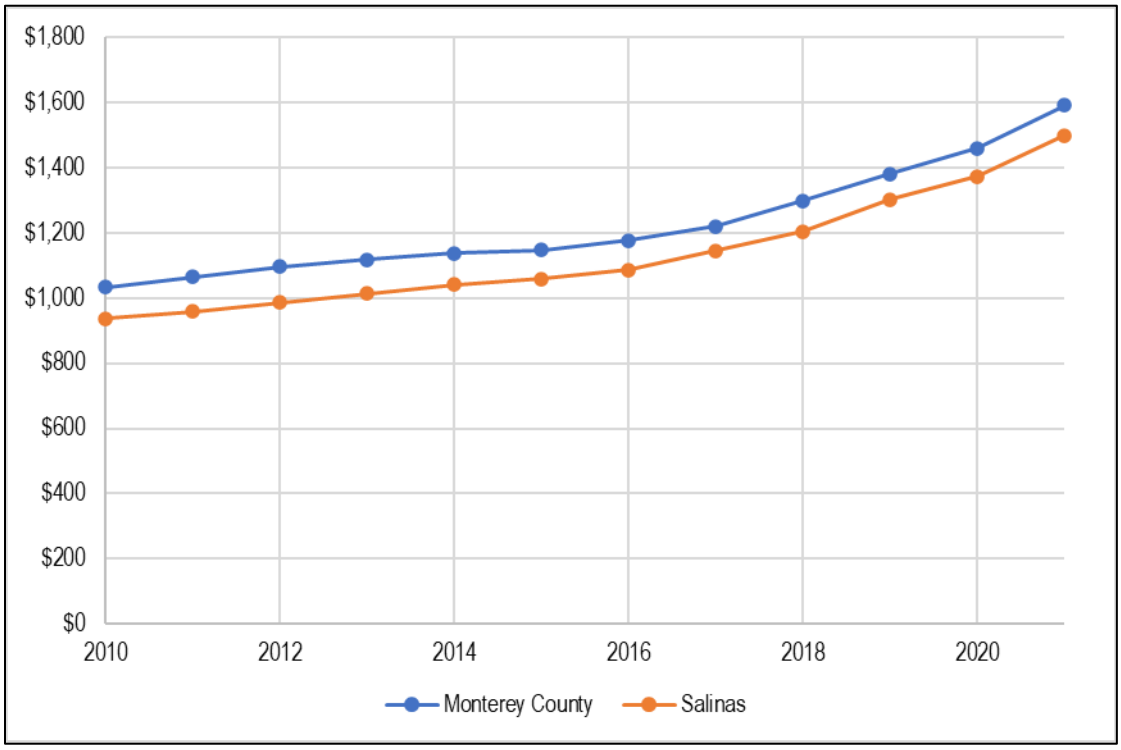
Figure D-61: Tenure by Race of Householder (2021)



Source: 2017-2021 ACS (5-Year Estimates).

Figure D-62 shows the median contract rent in Salinas and Monterey County from 2010 to 2021. Contract rent increases are nearly identical between Monterey County and Salinas. During this period, median contract rent increased 54% in the County and 59.9% in Salinas. As presented above, increasing rental prices in the City are more likely to disproportionately affect people of color.

Figure D-62: Median Contract Rent (2010-2021)



Source: 2006-2010 to 2017-2021 ACS (5-Year Estimates).

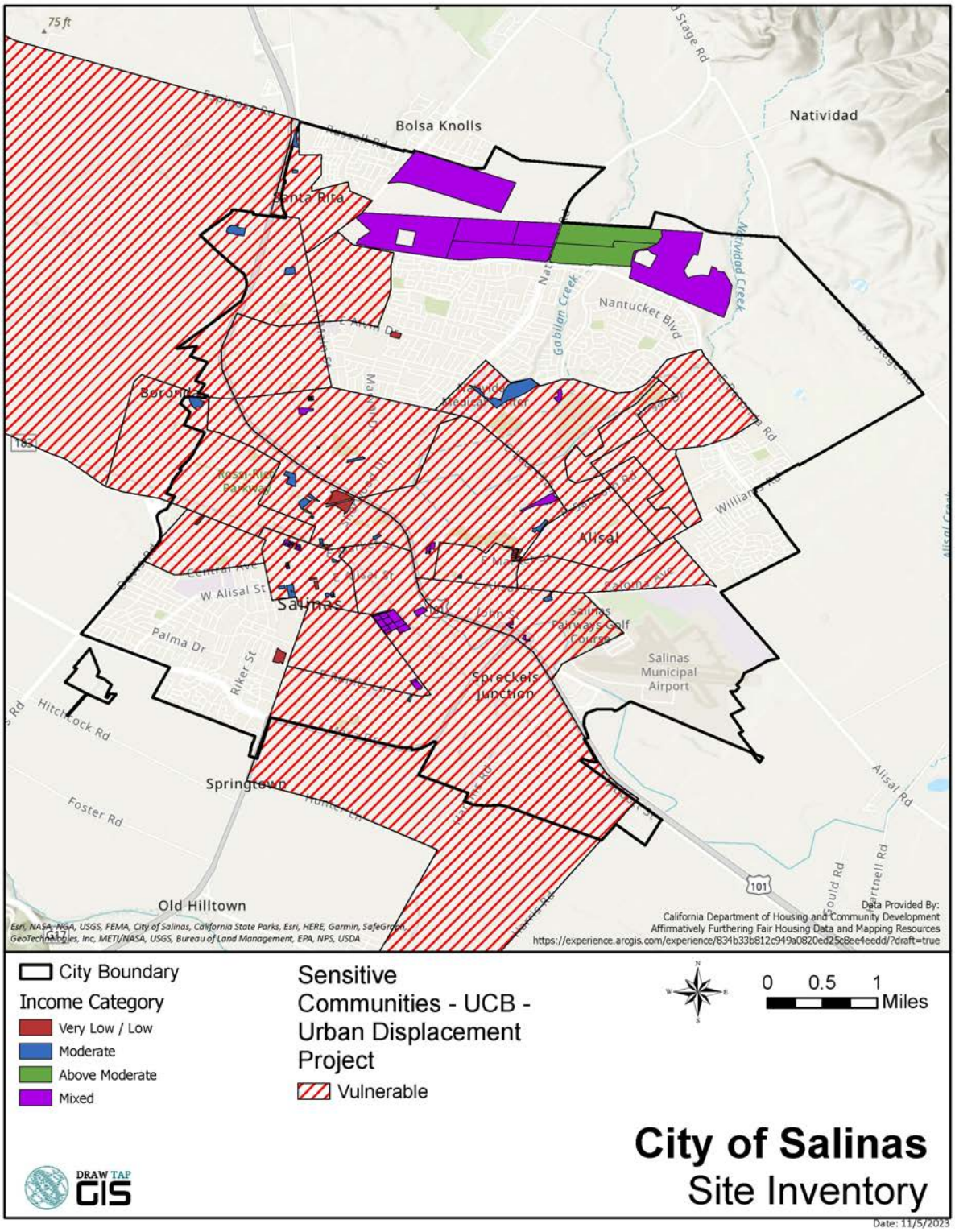
(3) Sites Inventory

As discussed above, more than half of Salinas tracts have been identified as sensitive communities at risk of displacement. Despite the concentration of at-risk tracts, 68.3% of RHNA units are in tracts that are not sensitive communities (Table D-41). However, most of these units are allocated to the above moderate income RHNA. Approximately 73% of very low and 64% of low income units are in sensitive communities compared to 34.6% of moderate income units and 10.2% of above moderate income units. Sites that can accommodate lower income units are generally more common in the central areas of the City, where sensitive communities are more prevalent. However, sites accommodating mixed and lower income units are not concentrated in a single area of the City and are instead distributed throughout various parts of Salinas (Figure D-63). Actions outlined in this Housing Element aim to serve these communities, specifically the Downtown, Chinatown, and Alisal neighborhoods where this Assessment of Fair Housing has identified overlapping fair housing issues, and reduce displacement risk for current and future residents residing in these communities.

Table D-41: Distribution of RHNA Units by Sensitive Communities At Risk of Displacement

At Risk of Displacement (Tract)	Very Low		Low		Moderate		Above Moderate		Total	
	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total
Sensitive Community	797	72.5%	536	64.0%	685	34.6%	371	10.2%	2,389	31.7%
Not a Sensitive Community	302	27.5%	301	36.0%	1,292	65.4%	3,258	89.8%	5,153	68.3%
Total	**1099**	**100.0%**	**837**	**100.0%**	**1,977**	**100.0%**	**3,629**	**100.0%**	**7,542**	**100.0%**

Figure D-63: Sensitive Communities At Risk of Displacement and Sites Inventory (2022)



Source: HCD AFFH Data Viewer 2.0 (UCB), 2023.

E. *Homelessness*

(1) Regional Trends

According to the 2022 Monterey County Homeless Count and Survey, there are 2,047 persons experiencing homelessness countywide, 690 of whom are sheltered (33.7%) (Table D-42). Since 2009, the homeless population has decreased 15% from 2,407 persons. Approximately half of the homeless population was Hispanic or Latino and 59% were White. The White population includes both non-Hispanic and Hispanic White persons. The Black/African American population and American Indian populations are the most overrepresented racial/ethnic groups in the homeless population. Both represent 13% and 7% of the homeless population, but only 2.3% and 0.2% of the population countywide, respectively, according to 2017-2021 ACS estimates. Most individuals (62%) lived in the outdoors, streets, parks, or encampments and another 17% resided in a vehicle. More than half of the population surveyed experienced depression, 45% experienced drug or alcohol abuse, 43% had PTSD, and 30% had chronic health problems. Northern tracts, specifically tracts in Salinas, tended to have larger populations of persons experiencing homelessness (Figure D-64).

Monterey County has an emergency shelter capacity of 544 beds, 76% of which were utilized in 2022, a transitional housing capacity of 410 beds (68% utilized), and a rapid re-housing capacity of 74 beds (100% utilized). Emergency shelters are shown in Figure D-65. All emergency shelters serving Monterey County are located in the northern area of the County in the cities of Monterey, Seaside, Salinas, and Marina.

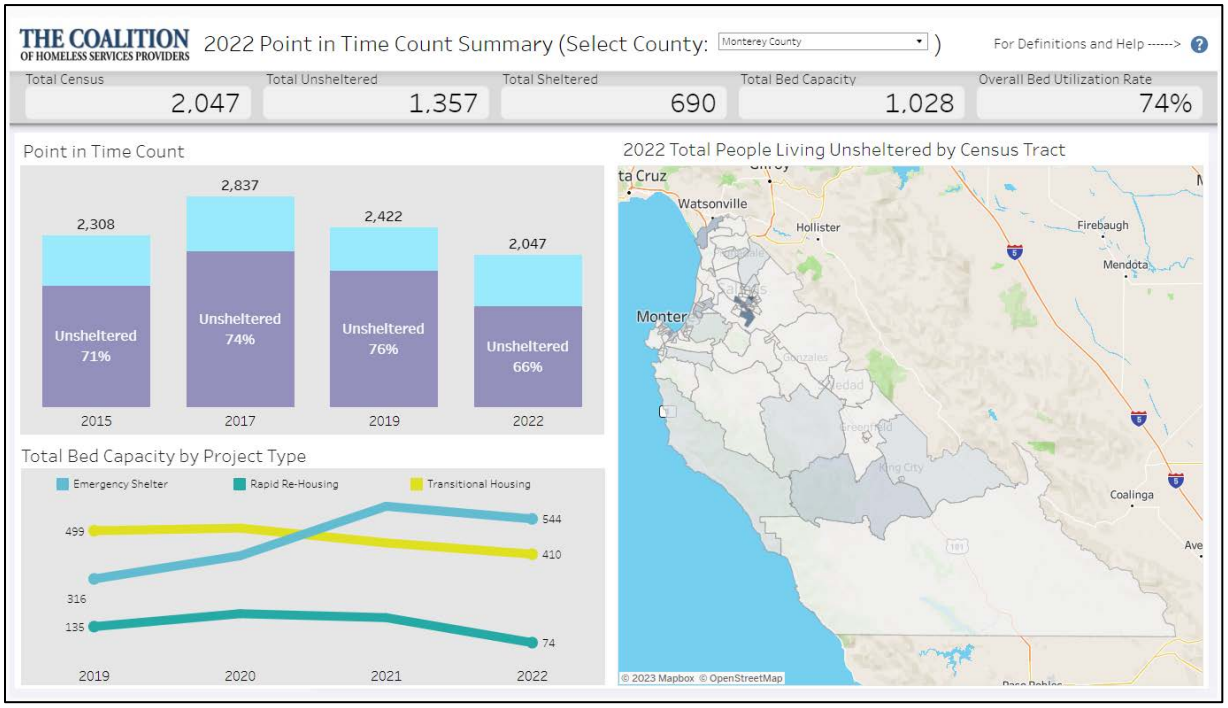
Table D-42: Characteristics of Persons Experiencing Homelessness – Monterey County (2022)

	Homeless Population
Total	**2,047**
Sheltered	690
Unsheltered	1,357
Race/Ethnicity	
Hispanic/Latino	50%
White	59%
Black/African American	13%
American Indian or Alaska Native	7%
Native Hawaiian and Pacific Islander	4%
Asian	3%
Living Arrangements	
Outdoors/Streets/Parks/Encampments	62%
Emergency, Transitional, or Other Shelter	6%
Vehicle (Car/Van/RV/Camper)	17%
A structure or indoor area not normally used for sleeping	7%
Motel/Hotel	9%
Health Conditions	
Depression	57%
Drug or Alcohol Abuse	45%
PTSD	43%
Chronic Health Problems	30%

Other Psychiatric or Emotional Conditions	28%
Physical Disability	27%
Chronic Infection with Hepatitis B or C	12%
Traumatic Brain Injury	10%

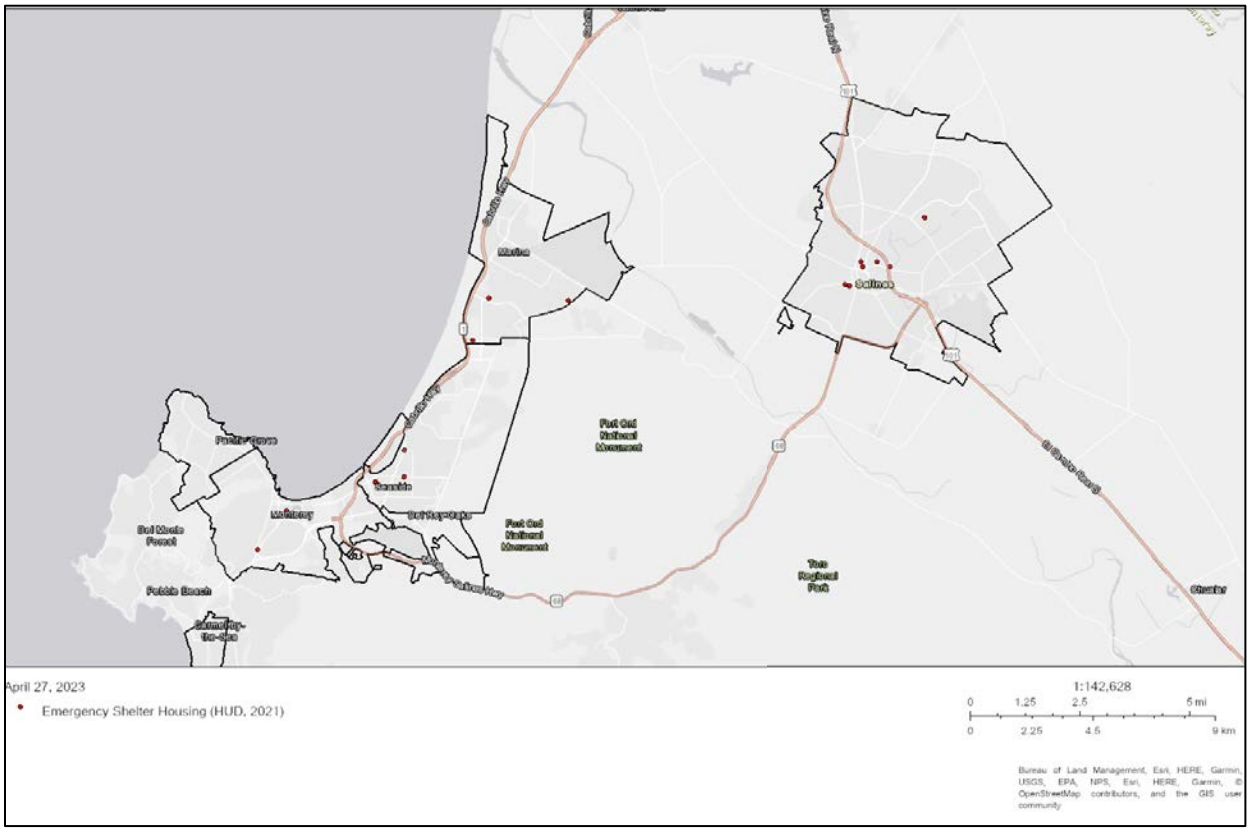
Source: 2022 Monterey County Homeless Count and Survey: Comprehensive Report.

Figure D-64: 2022 Point in Time Count by Tract – Monterey County



Source: The Coalition of Homeless Services Providers, Monterey County, 2022.

Figure D-65: 2022 Emergency Shelter Housing (2021)



Source: HCD AFFH Data Viewer 2.0 (HUD, 2021), 2023.

(2) Local Trends

There are 1,065 persons experiencing homelessness in Salinas representing 0.7% of the total population, based on the 2017-2021 ACS, and 52% of the homeless population countywide (Table D-43). Salinas also has a smaller population of sheltered individuals compared to the County (27% versus 33.7%, respectively). Since 2017, the population of persons experiencing homelessness in Salinas has decreased by 21.7% and the population of sheltered individuals has increased 9.1% or by 24 persons.

Figure D-66 shows PIT homeless counts by tract in Salinas. Tracts with larger populations of persons experiencing homelessness are generally more concentrated in central and southeastern tracts, including the Chinatown and Downtown neighborhoods, and part of the Alisal neighborhood. Table D-44 shows the tracts with larger populations of persons experiencing homelessness. Many of the tracts with large homeless populations are in or adjacent to the Chinatown, Downtown, and Alisal neighborhoods. As shown in Figure D-65, many of the emergency shelters in Salinas are located in the Downtown and Chinatown neighborhoods.

Table D-43: Persons Experiencing Homelessness – Salinas (2017-2022)

	2017	2019	2022
Total	**1,361**	**1,182**	**1,065**
Sheltered	264	206	288
Unsheltered	1,097	976	777

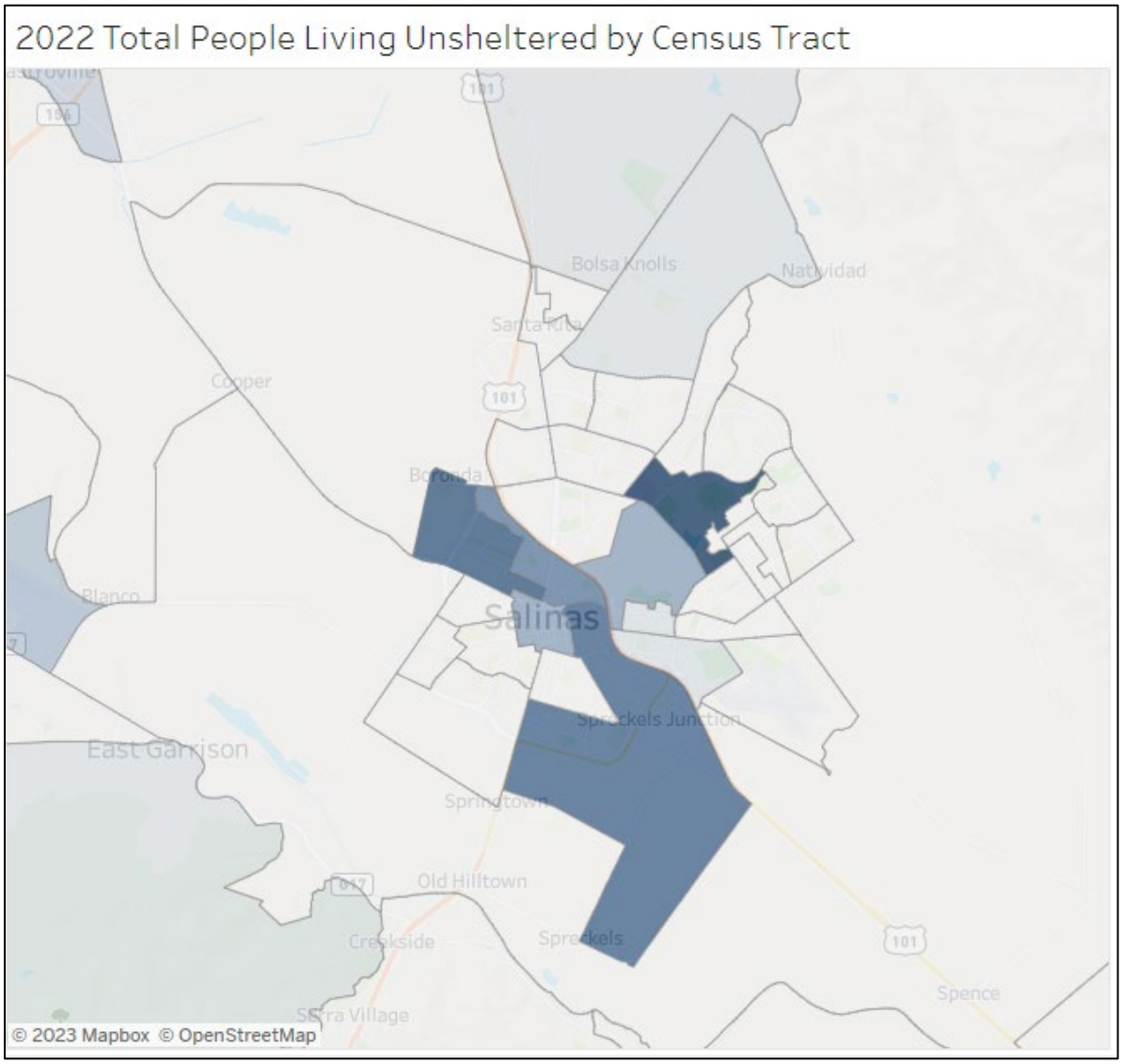
Source: 2022 Monterey County Homeless Count and Survey: Comprehensive Report.

Table D-44: Homeless Population by Tract (2022)

Tract	Persons Experiencing Homelessness	Neighborhood
1.01	12	Northern
5.01	13	Alisal
5.02	54	Alisal
9	17	Alisal
13	59	Downtown
18.01	119	Alisal/Downtown/Chinatown adjacent
18.02	86	Chinatown
105.01	12	Northeast
106.08	156	Alisal
145	109	Alisal (small western portion)

Note: Only includes tracts with homeless populations exceeding 10 persons.
Source: 2022 Monterey County Homeless Count and Survey: Comprehensive Report.

Figure D-66: 2022 Point in Time Count by Tract – Salinas



Source: The Coalition of Homeless Services Providers, Monterey County, 2022.

1.1.6 Local Knowledge and Other Relevant Factors

A. History of Salinas

By 1930 the Salinas population reached 10,263 and would continue to grow given the area's many advantages. Fine weather, an expanding agricultural industry, and later the government assisted building programs and projects drew refugees from the harsh reality of the Depression and the conditions of the Dust Bowl in other parts of the county. During this period, dust bowl migrants migrated to the Alisal area east of Salinas and worked in the agricultural industry alongside the existing laborer communities, including a large Filipino population. Existing residents were concerned about the arrival of these laborers, who lived in camps and trailers in the Alisal area. In an effort to eliminate the roadside camps, Monterey County Supervisors drew up an ordinance giving the government power to regulate sanitary conditions in private camps and to oversee labor camps. Wage disputes and strikes began in the agricultural community, leading to the Salinas Lettuce Strike in 1936, when 3,200

members of the Fruit and Vegetable Workers Union walked out of the Salinas - Watsonville lettuce sheds. Violence erupted on September 15, 1936 at Main and Gabilan Streets and then spread, ultimately leading to the passing of an anti-picketing ordinance by the Monterey County Board of Supervisors.

In 1940, Secretary of War Henry Simpson notified the city that the Army would immediately develop the new Salinas Airport as an Army Air Corps defense base due to "military necessity." After leasing the airport, the government began work on the Salinas Army Air Base. Four two - story barracks plus a control tower, an administration building, a mess hall, and classrooms were ready in 1941. Japanese internment would affect Salinas residents. According to the City's historical record, 46 Salinas High School seniors were unable to attend their own commencement ceremonies in 1942 due to the internment of Japanese residents. After World War II, Japanese-American families returned to Salinas and by 1948, 10% to 15% of the original Japanese population had returned to the area. Discharged soldiers also returned to town and with the help of the G.I. bill many veterans attended Hartnell College. Returning veterans also sparked a building boom in the greater Salinas area.

In August of 1942 the United States and Mexico entered an agreement setting forth conditions for recruitment of Mexican labor for wartime employment in agriculture. Workers were paid transportation and subsistence en route; they were provided with better camps than in 1918, as well as given medical care, accident insurance, and minimum earnings. Ten percent of a worker's earnings was deducted by the government and transmitted to Mexico City for deposit in an account for that worker. The FSA was in charge of the program through July 1, 1943, and the agency scrupulously followed all terms of the agreement.

Throughout the 1950s the council began a long series of annexations that brought 43 separate additions to the city, doubling the area. Development and business boomed during this period and led to the completion of the Salinas Valley Memorial Hospital and Nacimiento Reservoir, and an uptake in industrial development and jobs. Between 1954 and 1958 a number of businesses opened providing jobs for residents, The St. Regis Paper Company and Cochran Equipment opened in Salinas in 1954. Kuhlman Electric opened in 1955. Universal Match Corporation in Prunedale and Wilder Manufacturing both opened in 1957. Streater Industries, Growers Frozen Food and J.M. Smucker all opened in 1958.

In 1963, the Alisal District voted to become East Salinas, nearly doubling the City population. Construction continued to boom throughout the 1960s. Between 1960 and 1966, North Salinas High School, Notre Dame, Alisal High School, the Salinas Public Library, the El Gabilan Library, and the new City Hall were completed.

Though the Monterey County crops brought in a record $212,732,800 in 1969, signs of labor related problems increased in the sixties. A tragic event on September 17, 1963 focused attention on the safety of the Bracero field worker. On the afternoon of September 17, 1963, a 71-car Southern Pacific freight train sheared through a light-bodied labor bus killing 28 of the 57 Mexican national field workers. Eventually the death toll reached 32. In 1964, United States Public Law 78 authorizing the 1951 Bracero Program expired and production fell due to an inadequate labor supply. In 1965 the National Farm Workers Association, led by Cesar Chavez, joined the Agricultural Workers Organizing Committee (AWOC) and called strikes against selected grape growers in the San Joaquin Valley. Their success caused great concern among California growers and would have implications for Central Coast agriculture in the following decade.

In 1970, the Salinas population was 61,978. Revitalization of the downtown area of Salinas continued to be a hot topic in the local paper and with the business community. Merchants approved the central city revitalization study even though businesses were slated to pay a surcharge for the consultant. In 1973 the city's Center City Authority decided to focus on the development of a shopping and tourist oriented "Oldtown" that would reflect the community' s rodeo and western heritage. The planning commission approved the plan in November of 1973. Meanwhile in East Salinas, residents and community leaders voiced concerns about their own area. The Salinas Community Development Advisory Committee responded in 1975, giving priority to Hebbron Heights to build a community center, to clear out and replace substandard housing, and to initiate a communitywide improvement program. On the agricultural front, unionization dominated the news during the first part of the decade. After efforts to organize grape workers in Delano, Cesar Chavez and the United Farm Workers Organizing Committee (UFWOC) began organizing activities in the Salinas Valley. Concerned about the events in Delano, some local growers had signed backroom contracts with the Teamsters Union for their workers, without the workers' knowledge. Protesting this failure to involve workers in the negotiations, Cesar Chavez held a rally at a teen center "on the Mexican side" of Salinas in July of 1970. A temporary UFWOC headquarters was set up inside the Salinas Office of the Mexican - American Political Association. Early in August more than three thousand farm workers gathered on the Hartnell College's football field showing support for his efforts. By late August the UFWOC called for strikes against many local firms. Eventually InterHarvest, Fresh Pict and Pic N Pac signed with the UFWOC.

The seventies also brought the rise of several organizations working for the betterment of the Latino Community, MEChA and LULAC among them. A chapter of Movimiento Estudantil Chicano de Aztlan, or MEChA, formed at Hartnell College in the spring of 1970. In June, Hartnell College trustees approved the appointment of a special student services officer, Paul Nava, as a first step toward meeting the requests of MEChA to address the needs of Mexican American students. In January of 1973, the local chapter of the League of United Latin American Citizens (LULAC) was formed. Over time LULAC would challenge practices on many fronts. Both organizations still exist in 2009 as a strong presence for Latinos in Salinas. The Swinging Door, a day facility for the homeless primarily intended to get the transient population, and the Home for the Homeless, assisting homeless women and families, also opened in the 1970s.

In the early eighties, Salinas suffered closure of major industrial plants: Firestone (1,800 jobs) closed in 1980; Spreckels Sugar, an area mainstay since just before the turn of the century, (400 jobs) closed in 1981; and Peter Paul (165 jobs) closed in 1981. At closure the Firestone manufacturing plant occupied 43 of its 256 acres located at 340 El Camino Real South, an area that is now an industrial park surrounded by agricultural land. During Firestone's stay south of Salinas, chlorinated solvents and other chemicals were released into the soil and groundwater from its site. Firestone conducted interim cleanup measures and was removed from the Superfund list in 2005.

B. Home Loans

Home loan activity in the Salinas MSA, or Monterey County, during 2021 is available through the Consumer Financial Protection Bureau's (CFPB) Home Mortgage Disclosure Act (HMDA). Table D-45 shows the total number of applications by loan type as well as the approval and denial rates. Of the 27,574 loan applications in 2021, 13,576 (49%) were for refinance loans, 7,043 (25.5%) were for cash-out refinance loans, 5,341 (19.4%) were for home purchase loans, and 797 (3%) were for home improvement loans. Overall, the approval rate in the County was 61%. Refinancing and home

purchase loans were approved at the highest rate, while only 44.8% of home improvement loans were approved.

Table D-45: Disposition of Home Loan Applications – Salinas MSA (Monterey County) (2021)

Loan Type	Approved	Denied	Purchased	Other	Total
Home purchase	62.8%	8.2%	12.4%	16.5%	5,341
Home improvement	44.8%	37.0%	1.0%	17.2%	797
Other purpose	48.9%	31.3%	1.6%	18.2%	763
Not applicable	7.4%	0.0%	90.7%	1.9%	54
Refinancing	61.1%	10.1%	7.5%	21.3%	13,576
Cash-out refinancing	62.8%	10.4%	6.8%	20.1%	7,043
Grand Total	**61.0%**	**11.2%**	**8.1%**	**19.8%**	**27,574**

Note: Approved loans = originated and application approved not accepted.
Other = withdrawn by applicant or closed for incompleteness
Preapproved loans excluded from dataset. There were 15 preapproval requests in 2021.
Source: 2021 Home Mortgage Disclosure Data: https://ffiec.cfpb.gov

Home loan applications and outcomes by race and ethnicity of applicant are presented in Table D-46. More than 56% of applicants were White. White applicants may be Hispanic or non-Hispanic; however, the White population generally appears to be overrepresented as only 28.8% of the County population is non-Hispanic White. Further, only 27% of applicants were Hispanic or Latino, despite the Hispanic/Latino population representing nearly 60% of the countywide population. Loans submitted by Native American/Alaska Native applicants were denied at the highest rate (21.1%), followed by Black/African American and Hispanic/Latino applicants (13.9% for both groups), and Asian and Native Hawaiian/other Pacific Islander applicants (12.8% for both groups). Loans submitted by applicants of two or more minority races were also denied at a rate exceeding the County average of 11.2%. Joint race applicants and White applicants were denied at the lowest rates of 9% and 10.8%, respectively. As shown in Figure D-61 previously, a larger proportion of Black/African American and Hispanic/Latino householders are renters compared to other racial/ethnic groups in Salinas. Given the denial rates for mortgage applications, Black/African American, Hispanic, and American Indian/Alaska Native households may face challenges in ownership opportunities in Salinas.

Table D-46: Home Loan Applications by Race/Ethnicity – Salinas MSA (Monterey County) (2021)

Race/Ethnicity	Approved	Denied	Purchased	Other	Total
2 or more minority races	64.6%	12.3%	0.0%	23.1%	65
American Indian or Alaska Native	55.0%	21.1%	0.5%	23.4%	218
Asian	63.0%	12.8%	1.4%	22.8%	1,701
Black or African American	58.8%	13.9%	1.9%	25.4%	323
Joint	71.2%	9.0%	1.7%	18.2%	787
Native Hawaiian or Other Pacific Islander	68.0%	12.8%	1.6%	17.6%	125
Race Not Available	47.6%	11.3%	21.4%	19.7%	8,861
White	68.0%	10.8%	1.8%	19.5%	15,486
Hispanic or Latino	64.4%	13.9%	1.2%	20.5%	7,486
Not Hispanic or Latino	66.9%	10.5%	2.1%	20.6%	11,795
Grand Total	**61.0%**	**11.2%**	**8.1%**	**19.8%**	**27,574**

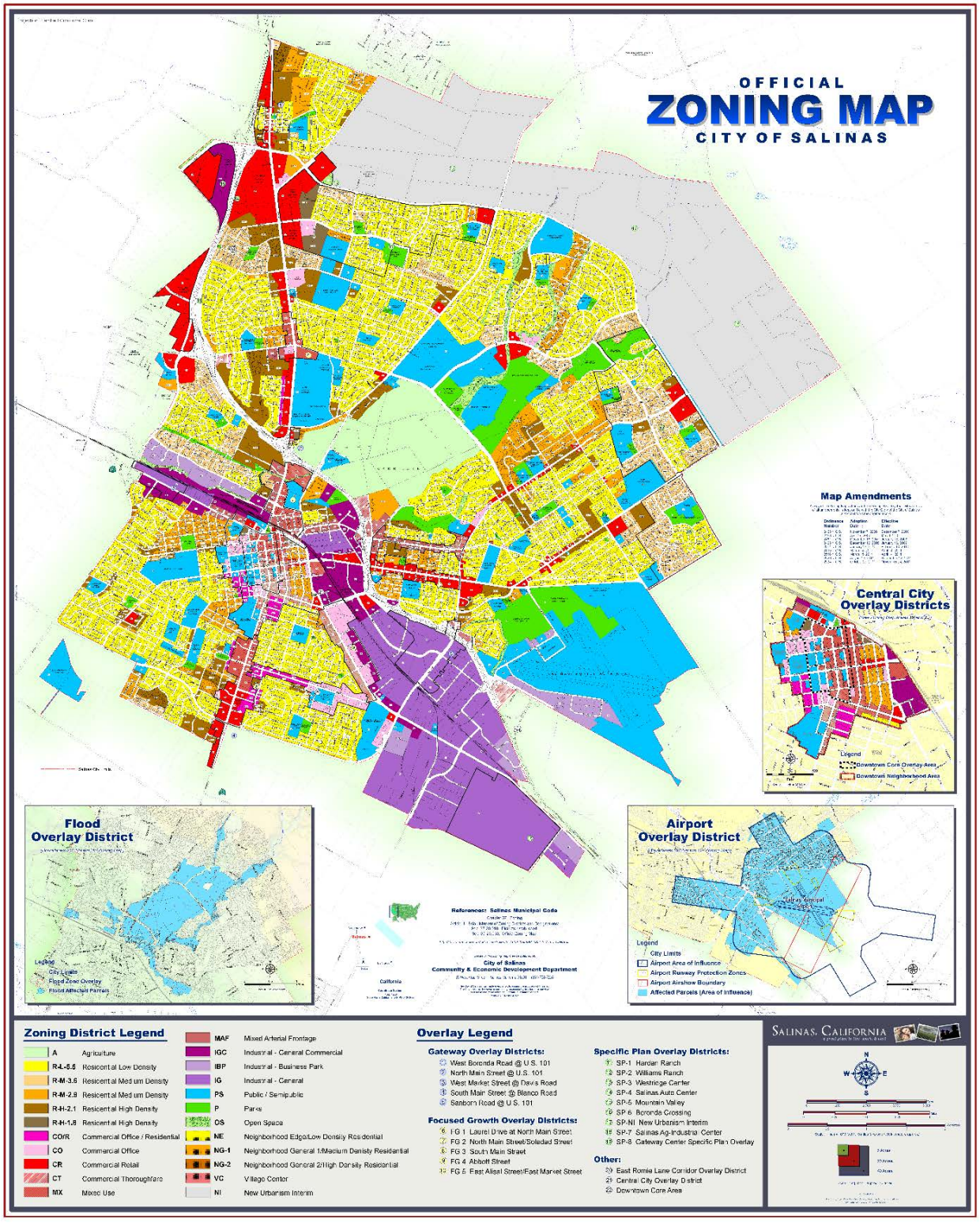
Note: Approved loans = originated and application approved not accepted.
Other = withdrawn by applicant or closed for incompleteness
Preapproved loans excluded from dataset. There were 15 preapproval requests in 2021.
Source: 2021 Home Mortgage Disclosure Data: https://ffiec.cfpb.gov

C. *Zoning and Revitalization Plans*

The City's Zoning Map is included as Figure D-67. Salinas has a variety of zoning districts, including the Central City Overlay Districts, Flood Overlay District, Airport Overlay District, Gateway Overlay Districts, and Focused Growth Overlay Districts. Salinas also has several Specific Plan Overlay Districts as well as the East Romie Lane Corridor Overlay District and Downtown Core Area. Low density residential zoning districts are prominent throughout the City, specifically in the areas north of Highway 101 and in the southwest corner.

In general, medium and high density residential districts are most prevalent north and south of Highway 101 area in and around the Downtown and Chinatown neighborhoods, along Main Street, and along Sanborn Road. The central/Downtown and Alisal neighborhoods tend to have larger medium and high density residential districts. While medium and high density residential zones are not restricted to these neighborhoods alone, the central (Downtown/Chinatown) and Alisal neighborhoods have larger renter and LMI household populations compared to other areas of Salinas (see Figure D-14 and Figure D-51). A larger proportion of households in these neighborhoods also tend to be cost burdened or overcrowded (see Figure D-50 and Figure D-53). There are two tracts in the City that have been identified as areas of high segregation and poverty. The first, tract 7.01 is located in the northeastern Alisal neighborhood and the second, tract 13, encompasses the Downtown neighborhood. Tract 7.01 is primarily zoned for low and medium density residential uses and tract 13 is primarily zoned for mixed use and medium density residential uses.

Figure D-67: Salinas Zoning Map



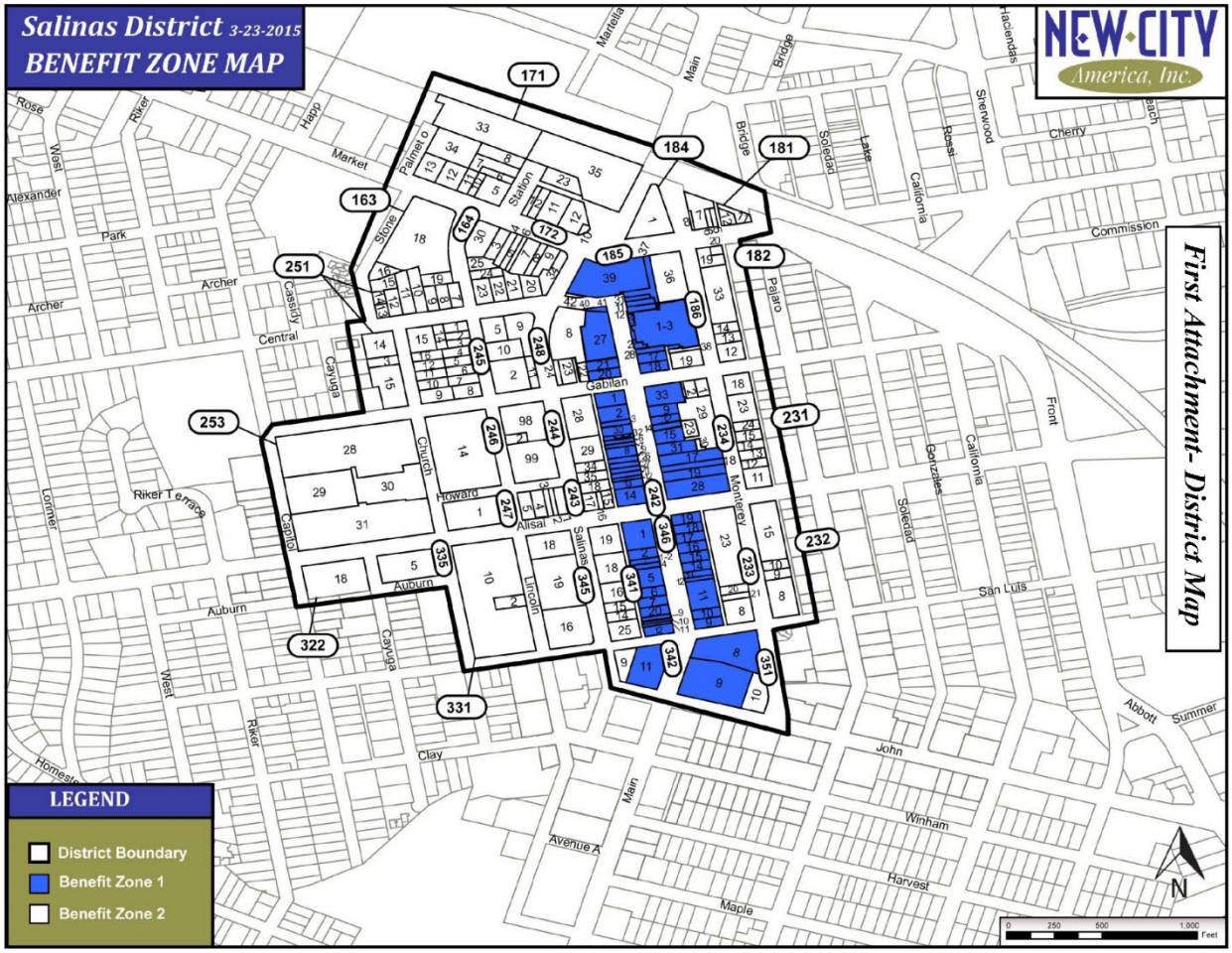
(1) Downtown Vibrancy Plan

On May 26, 2015, the City Council adopted a Resolution of Intention (Resolution No. 577) to form the Salinas Downtown Community Benefit District (the "District" or "CBD"). This action included adoption of a District Management Plan and Engineer's Assessment Report and direction to the City Clerk to mail ballot packets and notice of the public hearing to be held on July 21, 2015 to the proposed district property owners. At the July meeting, City Council tabulated ballots received and approved Resolution No. 2080 forming the CBD for a term of fifteen (15) years, until December 1, 2030.

As a CBD, parcels within the District boundary derive special benefit from programs and activities funded by assessments levied against the identified properties. The benefits are special and unique only to parcels within the District because programs and services (i.e., sidewalk operations/beautification; district identity; program management; and, contingency/reserve) are only provided directly for the benefit of the identified parcels. The Downtown CBD is shown in Figure D-68.

The City approved the Downtown Vibrancy Plan in 2015 and it is currently under implementation. The plan proposes bicycle and pedestrian facilities, on-street parking, transit stops, and intersection control and aims to stimulate investment in new development, specifically office/residential, mixed-use, and retail developments, as well as a new City Hall, intermodal transportation center (ITC), and Taylor Farms headquarters. On August 8, 2017, the County of Monterey celebrated the grand opening of the renovated East-West Wing of the former Monterey County Courthouse. In addition to restoring a beautiful old building, the County has liberated property occupied by modular offices for future development. This building - along with the Taylor Building opened in 2015 - will serve as catalysts for Downtown Vibrancy. The City has plans for other Downtown development projects including, but not limited to, the conversion of the Rabobank Building to residential housing, the installation of fiber optic network infrastructure under the streets of Downtown Salinas, Bruhn Building renovation, the Salinas Californian Building, Old Monterey County Jail reuse, and El Rey Theater rehabilitation.

Figure D-68: Downtown Salinas Community Benefit District



(2) Alisal Vibrancy Plan

The Alisal Vibrancy Plan Area follows the boundaries of the federal government's Department of Housing and Urban Development (HUD) Alisal Neighborhood Revitalization Strategy Area (ANRSA) and the previously proposed Alisal Market Place redevelopment area. Since 1993, HUD has recognized Alisal as a Neighborhood Revitalization Strategy Area (NRSA). The boundaries of the NRSA were updated in the City's FY 2015 - FY 2019 Consolidated Plan. This special NRSA designation allows the City of Salinas to have more flexibility in funding for revitalization activities related to economic development, housing, and public service in the area through its Community Development Block Grant program. The Alisal Plan Area, with the Marketplace, is approximately 1,763 acres or 2.75 square miles in size. The Plan Area is generally bounded by Highway 101 to the southwest, Madeira Avenue and St. Augustine Drive to the northwest, John Street to the southeast, and Freedom Parkway to the northeast (Figure D-69).

The final Alisal Vibrancy Plan was approved in 2020 with the following guiding principles: Economic Prosperity, Equity, and Diversity; Housing Opportunities for All; Healthy and Safe Community; Youth are the Future; Collaborative, Inclusive, and Engaged Decision-Making; Livable and Sustainable Community; Connectivity, Access and Mobility; A Community to Celebrate. The plan identifies opportunity sites, proposes strategies to incentivize and support the production of new

housing units, fosters economic development and access to resources and services, promotes safety, beautification, and community engagement, and aims to improve transportation routes and infrastructure.

Figure D-69: Alisal Vibrancy Plan Area



(3) Chinatown Revitalization Plan

The Chinatown Revitalization Plan is not the first community planning effort undertaken to stimulate Chinatown's revitalization. The 2007 and 2010 community planning efforts also sought to address identified opportunities and challenges and implement proposed solutions to revitalize Chinatown and restore its unique historical and cultural identity. Many of the recommendations of these past plans have been re-incorporated into the 2019 plan. However, since the plans were developed, the primary plan implementor, the Salinas Redevelopment Agency was eliminated, necessitating the development of a new plan. This new plan supports the social, environmental and economic health of Salinas' historic Chinatown district and adjacent neighborhood to the north east of Chinatown, across from Sherwood Drive. The strategies, recommendations, and concepts developed through this planning process will guide both future private, public, and social investment. Short and long-term strategies will help identify priorities that will support City staff and partners in proactively managing neighborhood land and resources. As with all Salinas planning efforts, public input is critical and participation in vitally needed from business, service providers and the public.

The Chinatown Planning area is shown in Figure D-70. Chinatown is centrally located within Salinas and proximate to several key destinations, amenities, and institutions. It lies immediately north of the City's Downtown, immediately east of the Salinas Intermodal Transportation Center (ITC), and within

approximately three miles of the emerging Future Growth Area to the north east of the City. The City's Alisal Vibrancy Plan and the Carr Lake Project by Big Sur Land Trust are two other recent planning projects and are located within two miles from the Chinatown planning area, which is 104 acres and an area of 17 square blocks. The Chinatown Revitalization Plan follows the same guiding principles outlined for the Alisal Vibrancy Plan. Chinatown's planning area has seventeen (17) vacant and underutilized parcels where new mixed-use buildings, housing projects, live-work units, businesses and compact urban open spaces could be developed. Development priority sites along Soledad Street aim to transform the corridor with culturally relevant shops and restaurants, neighborhood services, and residential units.

Figure D-70: Chinatown Planning Area



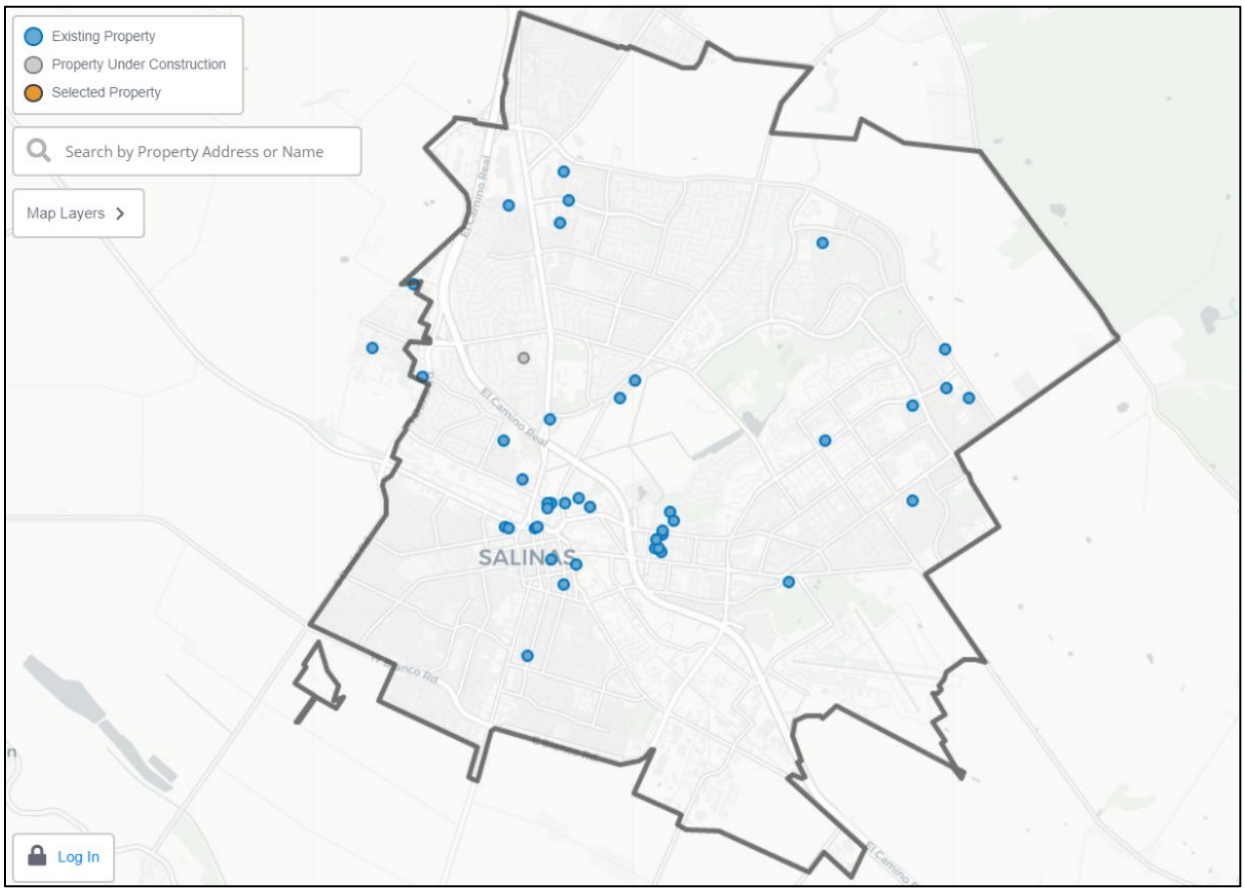
D. Housing Types

(1) Affordable Housing

As outlined in the Community Profile of this Housing Element, there are 44 affordable housing projects Salinas totaling 3,045 affordable units. Affordable housing properties are mapped in Figure D-71. Of the 3,045 affordable units, 325 are at risk of converting to market-rate. Affordable housing projects are most concentrated in the central City areas, just north and south of El Camino Real/101 Highway. Additional affordable housing projects are scattered throughout the City, specifically in the Alisal neighborhood and along or adjacent to N. Main Street. As mentioned thoughout this Assessment of Fair Housing, The central (Chinatown/Downtown) and Alisal neighborhoods tend to have overlapping of populations of interest, including LMI households, racial/ethnic minority

populations, areas of high segregation and poverty and low resource tracts, overcrowded households, cost burdened renters, and communities at risk of displacement.

Figure D-71: Affordable Housing Properties (2020)

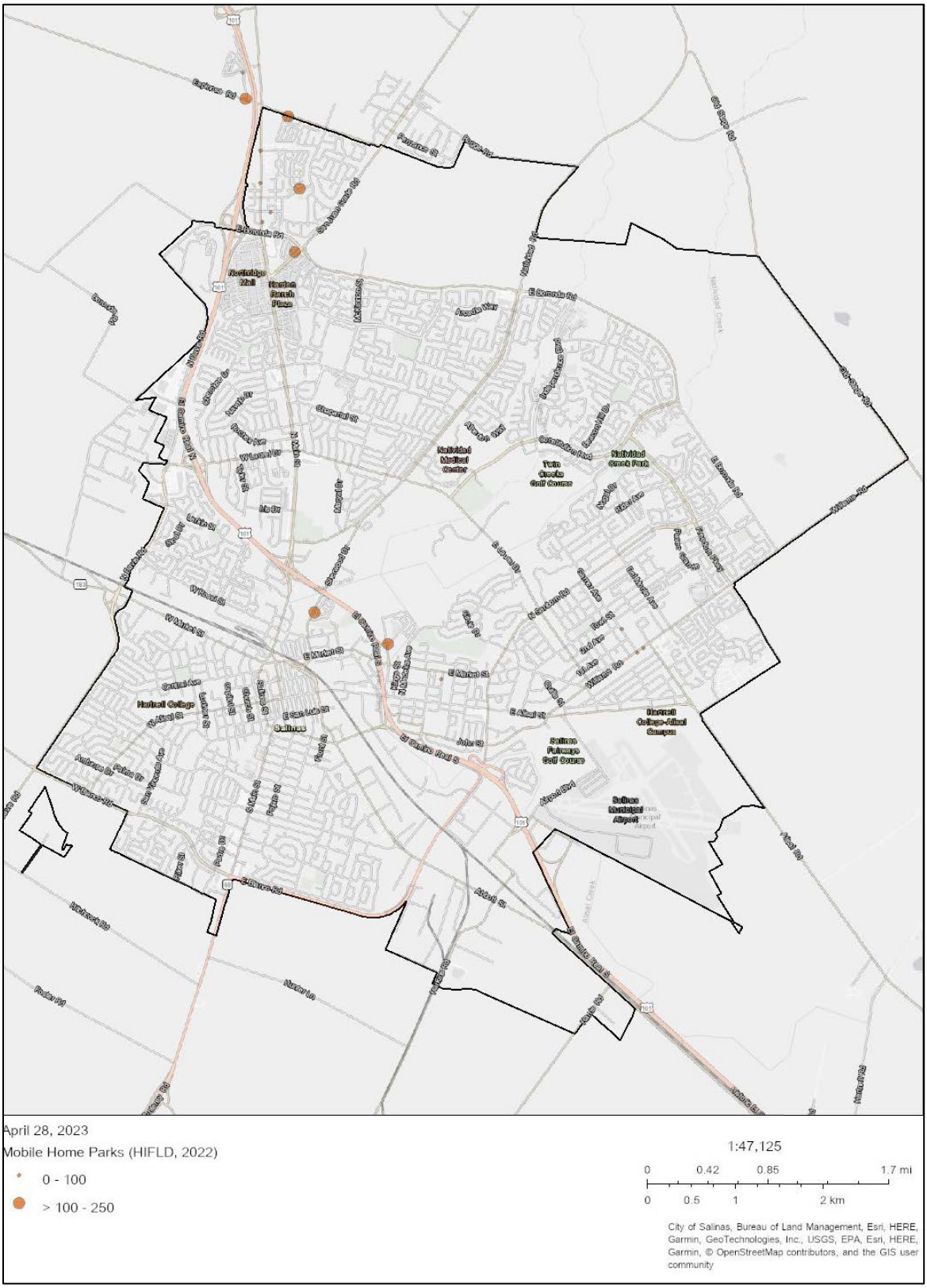


Source: California Housing Partnership (CHPC) Affordable Housing Map and Benefits Calculator – Salinas (city), accessed April 2023.

(2) Mobile Home Parks

There are several mobile home parks in Salinas. Mobile home parks typically serve lower to moderate income households. The largest mobile home parks in the City include Sherwood Lake MHP (151 units), Rancho Salinas Mobile Park (137 units), Lamplighter Salinas (250 units), La Canada Mobile Estates (113 units), and CA Hawaiian Mobile Estates (127 units). Sherwood Lake and Rancho Salinas are located in the center of the City along El Camino Real and the Lamplighter, La Canada, and CA Hawaiian are in the northwestern corner of the City. Additional mobile home parks include Pearl Street TP (12 units), located in the Alisal neighborhood, William Road MHP (4 units), Alisal neighborhood, Plaza Apartments/TP (13 units), Alisal neighborhood, Garner Avenue TP (16 units), Alisal neighborhood, Georgia Properties LLC MHP (2 units), northwestern corner, Cypress MHP (9 units), northwestern corner, Twin Palms Trailer CT (8 units), northwestern corner, and One O One TP (44 units), northwestern corner. The central, Alisal, and northwestern areas of Salinas all have larger LMI household populations, renter populations, and overcrowded household populations.

Figure D-72: Mobile Home Parks (2022)



Source: HCD AFFH Data Viewer 2.0 (HIFLD, 2022), 2023.

1.4 Sites Inventory

AB 686 requires a jurisdiction's site inventory "…shall be used to identify sites throughout the community, consistent with…" its duty to affirmatively further fair housing. The number of units, location and assumed affordability of identified sites throughout the community (i.e., lower, moderate, and above moderate income RHNA) relative to all components of the assessment of fair housing was integrated throughout the discussion in the fair housing assessment section. The City's sites inventory is presented in Figure D-73 and shown by neighborhood, tract, and AFFH variable in Table D-47. For the purposes of this analysis, Salinas is divided into the following neighborhoods: Northeast, Northwest, Alisal, Central City, and South. It is relevant to note that these neighborhood designations are based on tract area and may not represent the exact neighborhoods outlined in the City's Alisal Vibrancy Plan, for example. Further, some tracts extend outside of the Salinas City limits and are not reflective of Salinas residents alone.

Overall, the City's RHNA strategy ensures units that can accommodate households of all income levels are distributed throughout all areas of Salinas. Sites that can accommodate the lower income RHNA specifically, are not concentrated in a single section of the City but are allocated throughout all neighborhoods described below. The RHNA strategy, along with the AFFH actions outlined in this Housing Element, promotes mixed income communities and housing mobility and ensures existing fair housing issues are not exacerbated.

1.1.7 Northeast Salinas

Tracts 1.04, 106.06, and 106.08 contain RHNA sites in the Northeast Neighborhood. For the purposes of this analysis, the area east of Natividad Road and north of Laurel Drive, excluding the Alisal Neighborhood, is considered Northeast Salinas. Northeast Salinas tracts and populations are shown in Figure D-74. Tract 106.06 encompasses a large section of the unincorporated County area north, east, and south of Salinas as well as the northeastern corner of Salinas. Demographics data for tract 106.06 are not representative of Salinas residents alone. It is also important to note that a portion of tract 106.08 is in the Alisal neighborhood, discussed in detail below. Northeast Salinas This area is primarily zoned for low and medium density residential uses with smaller areas zoned for high density residential and commercial retail. A total of 2,448 RHNA units have been allocated in this section of Salinas, including 209 very low income units (8.5%), 207 low income units (8.5%), 683 moderate income units (27.9%), and 1,349 above moderate income units (55.1%).

The northern areas of the City, including Northeast Salinas, generally have fewer fair housing issues compared to the Central City and Alisal neighborhoods. Tracts 106.06 and 106.08 are low resource areas and tract 1.04 is a moderate resource area. As discussed in this Assessment of Fair Housing Issues, Salinas is predominantly made up of moderate and low resource tracts. Consistent with the citywide trend, where 88% of the population belongs to a racial or ethnic minority group, tracts 1.04, 106.06, and 106.08 have non-White populations ranging from 86.8% to 93.9%. None of the block groups containing RHNA units in Northeast Salinas are considered LMI areas where more than 50% of households are low or moderate income. Like in many Salinas tracts, tracts 1.04, 106.06, and 106.08 have larger proportions of overcrowded households.

Of the tracts containing RHNA units in Northeast Salinas, tract 106.08 generally has more fair housing issues compared to tracts 1.04 and 106.06. Overcrowded households in tract 106.08 represent 43.9% of households residing in this tract, significantly more than in tract 1.04 (5.1%) and tract 106.06

(11.8%). Tract 106.08 is also considered a sensitive community at risk of displacement. There are 241 RHNA units allocated in this tract. However, only six of units located in tract 106.08 are allocated towards the lower income RHNA. The remaining units in this tract are moderate or above moderate income units. The City's RHNA strategy ensures lower income units are not concentrated in this tract alone. Further, more lower income units in Northeast Salinas are in tract 106.06 where fair housing issues are less prevalent. The City's RHNA strategy in Northeast Salinas ensures existing populations in need are served while promoting new housing opportunities in areas with fewer fair housing issues.

1.1.8 Northwest Salinas

Northwest Salinas tracts are shown in Figure D-75 and is generally the area north of El Camino Real/101 Highway and west of Natividad Road. Tracts containing RHNA sites in Northwest Salinas include tracts 1.01, 2, 4, 105.04, and 105.06. Like tract 106.06 discussed above, tracts 1.01 and 105.04 extend into the unincorporated County areas north and west of the City. Therefore, demographics data presented for these tracts are not representative of Salinas residents alone. Northwest Salinas is primarily zoned for low density residential uses. It is also characterized by larger areas zoned for high density residential and commercial retail uses compared to other areas of Salinas. Northwest Salinas also contains medium density residential, industrial, and office zoning designations. A total of 3,055 RHNA units are located in Northwest Salinas tracts, including 97 very low income units (3.2%), 18 low income units (0.6%), 986 moderate income units (32.3%), and 1,954 above moderate income units (64%). All but one of the units allocated to the above moderate income RHNA are in tract 1.01.

Tracts 1.01, 2, and 4 are considered moderate resource areas while tracts 105.04 and 105.06 are low resource areas. Tracts 105.04 and 105.06 have also been identified as sensitive communities at risk of displacement. Tracts 4, 105.04, and 105.06 contain LMI area block groups where more than 50% of households earn low or moderate incomes. In general, tract 1.01 has fewer fair housing issues compared to other tracts in Northwest Salinas. In tract 1.01, only 71.4% of the population belongs to a racial/ethnic minority group, compared to 85.3% to 92.1% of the population in other Northwest tracts with RHNA sites. Tract 1.01 also has the smallest population of overcrowded households. As mentioned above, 1,953 above moderate income units and 800 moderate income units are allocated in tract 1.01. There are no sites accommodating the lower income RHNA in tract 1.01. The 115 lower income units in Northwest Salinas are in tracts 2 and 4. Both are moderate resource areas and neither are sensitive communities at risk of displacement. There are no lower income units in the sensitive communities or low resource areas in Northwest Salinas. While above moderate income units in Northwest Salinas are concentrated in tract 1.01, the City's RHNA strategy in this section of Salinas ensures lower income units are in moderate resource areas that are not sensitive to displacement. As discussed previously, there are only two high resource areas in the City, both in the southwest corner of Salinas.

1.1.9 Alisal Neighborhood

The Alisal Neighborhood, shown in Figure D-69 above, is located in the central eastern area of Salinas. Tracts considered to be part of the Alisal Neighborhood for the purposes of this analysis are included as Figure D-76. In the Alisal Neighborhood, RHNA sites are in tracts 5.01, 5.02, and 9. While predominantly zoned for low density residential, the Alisal area also has larger areas zoned for medium and high density residential uses. Parts of this neighborhood are also zoned for commercial, mixed use, and office uses. There are 402 RHNA units in the Alisal area, 83.3% of which (335 units) are allocated to the lower income RHNA.

Historically, the Alisal neighborhood was home to a large population of agricultural laborers, including Mexican, Chicano, Bracero, and Filipino populations as well as White Dust Bowl migrants (see subsection A, *History of Salinas*).[18] The Alisal area continues to be characterized by a large racial/ethnic minority population and concentration of lower income households. Tracts containing RHNA sites in the Alisal Neighborhood have non-White populations ranging from 90.7% to 98.3% and LMI household populations ranging from 52% to 88%. All three tracts with RHNA sites are low resource areas and sensitive communities at risk of displacement. Tract 5.01, specifically, has the largest non-White, LMI household, and overcrowded household populations compared to tracts 5.02 and 9. However, only 4 moderate income units are located in tract 5.01.

While a larger proportion of RHNA units in the Alisal Neighborhood are allocated to the lower income RHNA, sites accommodating lower income units are not concentrated in this area alone. Another 416 lower income units are in Northeast Salinas, 115 are in Northwest Salinas, 872 are in the Central City Neighborhood, and 167 are in South Salinas. AFFH actions outlined in this Housing Element also aim to serve the Alisal area specifically, promoting increased opportunities, facilities, and resources and reducing exiting disproportionate housing needs.

1.1.10 Central City Neighborhood

This analysis considers the Central City Neighborhood to be tracts 13, 18.01, 18.02, and 145 along the south side of the 101 Highway (Figure D-77). All four tracts contain sites selected to meet the RHNA. It is important to note that tract 145 encompasses the entire southeast corner of Salinas, including areas that may not be considered the City center. The Central City area includes the Downtown and Chinatown neighborhoods discussed throughout this Assessment of Fair Housing Issues. Chinatown is in tract 18.02 and the Downtown area is in tract 13. This area of Salinas is zoned for a mix of low, medium, and high density residential and mixed use uses. Industrial zoning designations are also prominent in this area, especially throughout tract 145 on the east side. There are 1,554 RHNA units in Central City tracts.

RHNA units in the Central City area are generally evenly distributed between the very low, low, moderate, and above moderate income RHNA. There are 499 very low, 373 low, 272 moderate, and 220 above moderate income units allocated in this section of the City. Of the lower income RHNA units in this area, 324 are in tract 13, 420 are in tract 18.02, and 128 are in tract 145. There are no lower income units in tract 18.01. Tracts 18.01 and 145 are moderate resource areas, tract 18.02 is a low resource area, and tract 13, encompassing Downtown Salinas, is an area of high segregation and poverty. All four tracts have also been identified as sensitive communities at risk of displacement. More than half of tracts citywide have been identified as sensitive communities. Therefore, the placement of RHNA sites in communities at risk of displacement is unavoidable. Central City tracts have non-White populations ranging from 66.5% to 94.2% and LMI household populations ranging from 46% to 92%. Overcrowding is generally less of an issue in the Central City tracts. Only 3.8% to 12.9% of households in these tracts are overcrowded, compared to 21.2% of households citywide. These tracts also have smaller populations of cost burdened renters ranging from 43.9% to 51.7%, compared to 54.0% of renters citywide.

[18] Ponce, Cristian. The Californian. "Migration, annexation and a look to the future: A brief history of the Alisal." April 9, 2018. https://www.thecalifornian.com/story/life/2018/04/09/alisal-history-migration-annexation-look-future-founders-day-salinas/487467002/.

While there are 324 lower income units in the area of high segregation and poverty, the City's RHNA strategy ensures sites that can accommodate affordable housing are distributed throughout tracts of various resource levels to the greatest extent possible in the Central City neighborhood. As mentioned above, another 420 lower income units are in tract 18.02, low resource area, and 128 are in tract 145, moderate resource area. Further, sites accommodating the lower income RHNA are distributed throughout all Salinas neighborhoods outlined in this section, Northeast Salinas, Northwest Salinas, Alisal, Central City, and South Salinas, and are not allocated in a single area alone. AFFH actions outlined in this Housing Element also aim to serve this section of the City, specifically the Chinatown and Downtown neighborhoods located in tracts 18.02 and 13, respectively. These actions promote new housing, facilities, and resources to increase opportunities and serve existing households with disproportionate housing needs.

1.1.11 South Salinas

Tracts 12, 14, 15, 16, and 17 are considered South Salinas for the purposes of this analysis. South Salinas tracts and tract populations are presented in Figure D-78 and is generally the area south of Abbott Street, John Street, and Market Street. RHNA sites have been identified in tracts 12, 15, and 17. These tracts are mostly zoned for low density residential uses as well as smaller areas zoned for medium and high density residential uses. Three sites have been identified in these tracts, one in tract 12, one in tract 15, and one in tract 17 with the capacity to accommodate 273 units (94 very low, 104 low, 3 moderate, and 72 above moderate).

The South Salinas area generally has fewer fair housing issues compared to other Salinas neighborhoods. Tract 12 is a moderate resource area, tract 15 is a high resource area, and tract 17 is a low resource area. They have racial/ethnic minority populations of 46%, 64%, and 77%, respectively, compared to 88% citywide, and LMI household populations of 34% and 30%, respectively. The tracts also have smaller proportions of cost burdened renters and overcrowded households compared to the citywide averages of 54% (cost burdened renters) and 21% (overcrowded households). Tract 12 has been identified as a community vulnerable to displacement. Of the 198 units identified to accommodate the lower income RHNA, 157 are in the high resource tract. The City's RHNA strategy in South Salinas, as well as the strategy citywide, ensures RHNA units are not concentrated in a single area of the City. Further, sites in South Salinas promote new affordable housing units in high resource areas.

Table D-47: Distribution of RHNA Units by Neighborhood, Tract, and AFFH Variables

Area/Tract	# HHs in Tract	Total Capacity (Units	Income Distribution				% Non-White	% LMI HHs*	TCAC Opp. Cat.	% Overpay Renter	% Over-crowded	Sensitive Comm.?
			Very Low	Low	Moderate	Above Moderate						
Northeast Salinas												
1.04	936	762	0	0	0	762	86.80%	22.00%	Moderate Resource	36.50%	5.10%	No
106.06	1,599	1,445	205	205	492	543	88.40%	28.00%	Low Resource	47.90%	11.80%	No
106.08	608	241	4	2	191	44	93.90%	27.00%	Low Resource	46%	43.90%	Yes
Northwest Salinas												
1.01	621	2,753	0	0	800	1,953	71.40%	43.00%	Moderate Resource	60.90%	6.40%	No
2	2,075	36	19	17	0	0	88%	43%	Moderate Resource	69.60%	19.10%	No
4	2,357	109	78	1	29	1	85.30%	63% - 81%	Moderate Resource	64.80%	14.70%	No
105.04	1,549	135	0	0	135	0	88.00%	59.00%	Low Resource	51.20%	13.40%	Yes
105.06	1,382	22	0	0	22	0	92.10%	85.00%	Low Resource	52.00%	20.70%	Yes
Alisal Neighborhood												
5.01	1,128	4	0	0	4	0	98.30%	88%	Low Resource	68.20%	32.20%	Yes
5.02	1,172	263	101	101	29	32	90.70%	52% - 54%	Low Resource	76.20%	19.80%	Yes
9	1,339	135	99	34	0	2	97.10%	77%	Low Resource	58%	23.80%	Yes
Central City Neighborhood												
13	891	375	161	163	51	0	94.20%	92%	High Segregation & Poverty	49.50%	12.90%	Yes
18.01	1,192	45	0	0	45	0	83.90%	68%	Moderate Resource	43.90%	11.40%	Yes
18.02	1,576	595	224	196	170	5	90.20%	46% - 83%	Low Resource	50.70%	11.80%	Yes
145	1,829	349	114	14	6	215	66.50%	86%	Moderate Resource	51.70%	3.80%	Yes
South Salinas												
12	1,235	85	3	7	3	72	46.10%	34%	Moderate Resource	37.70%	3.20%	Yes
15	2,523	157	78	79	0	0	64.30%	30%	High Resource	47.80%	6%	No
17	1,417	31	13	18	0	0	76.70%	74%	Low Resource	53.10%	6.6%	No

Figure D-73: Sites Inventory

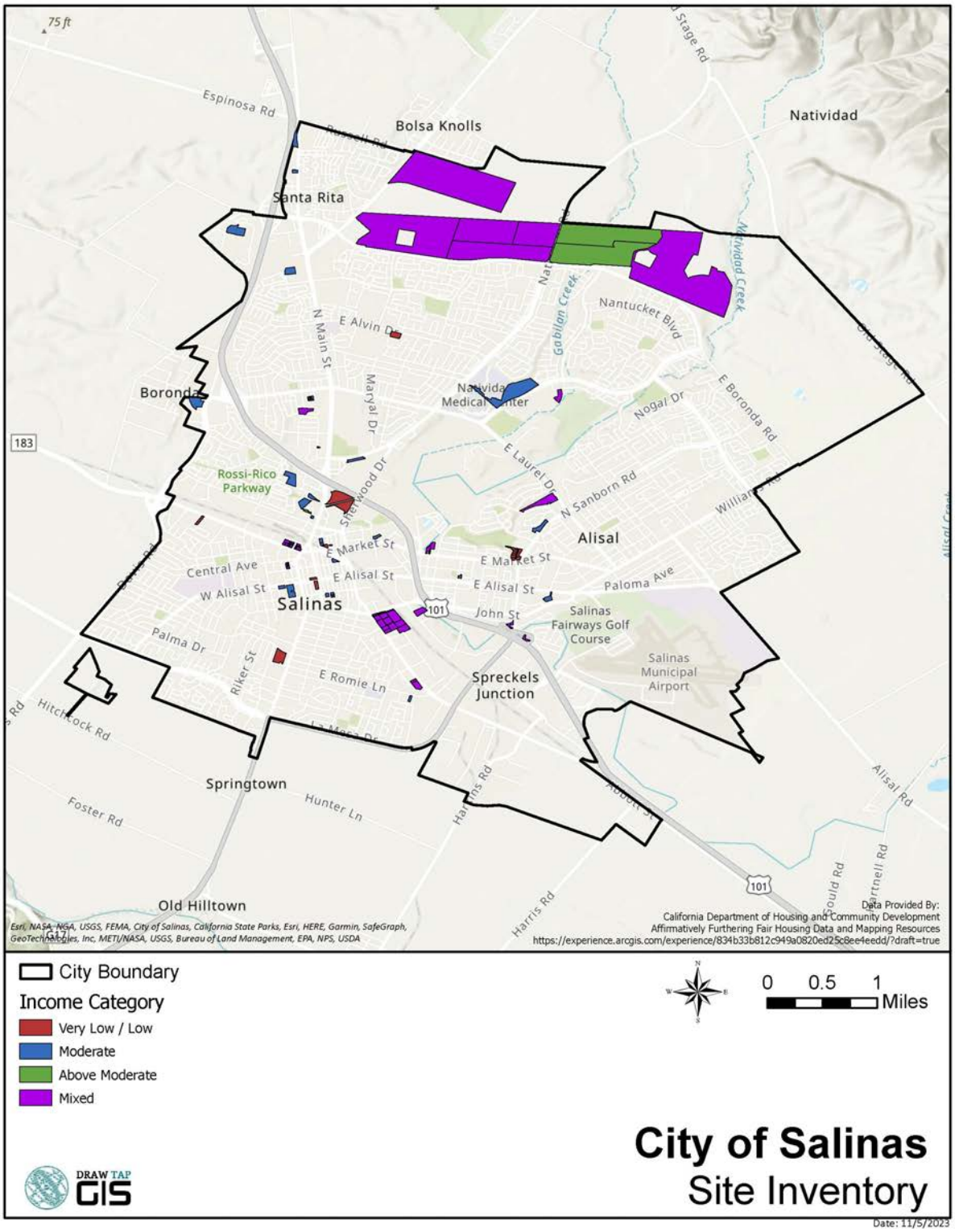
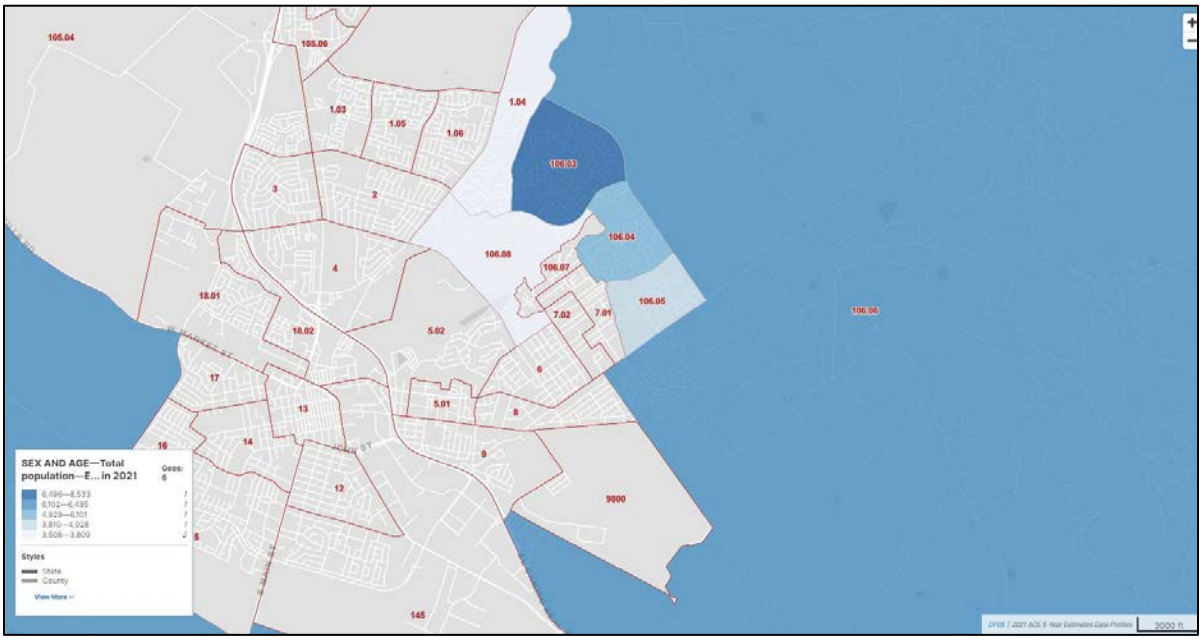
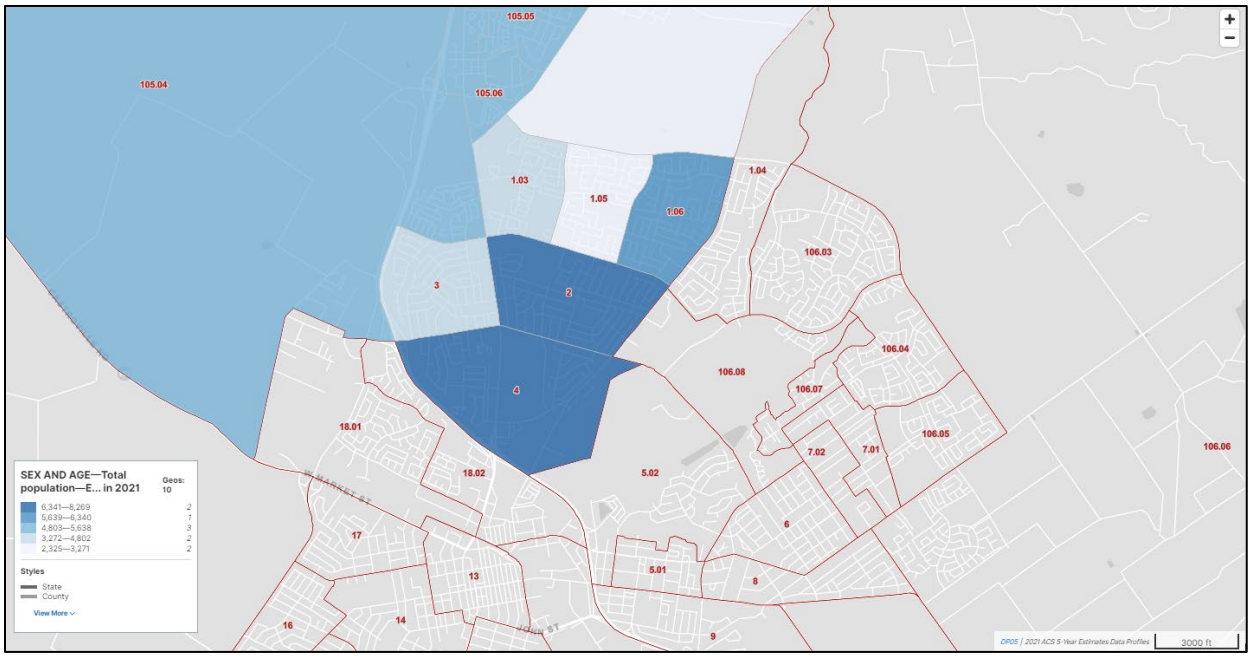


Figure D-74: Northeast Salinas Tracts and Population (2021)



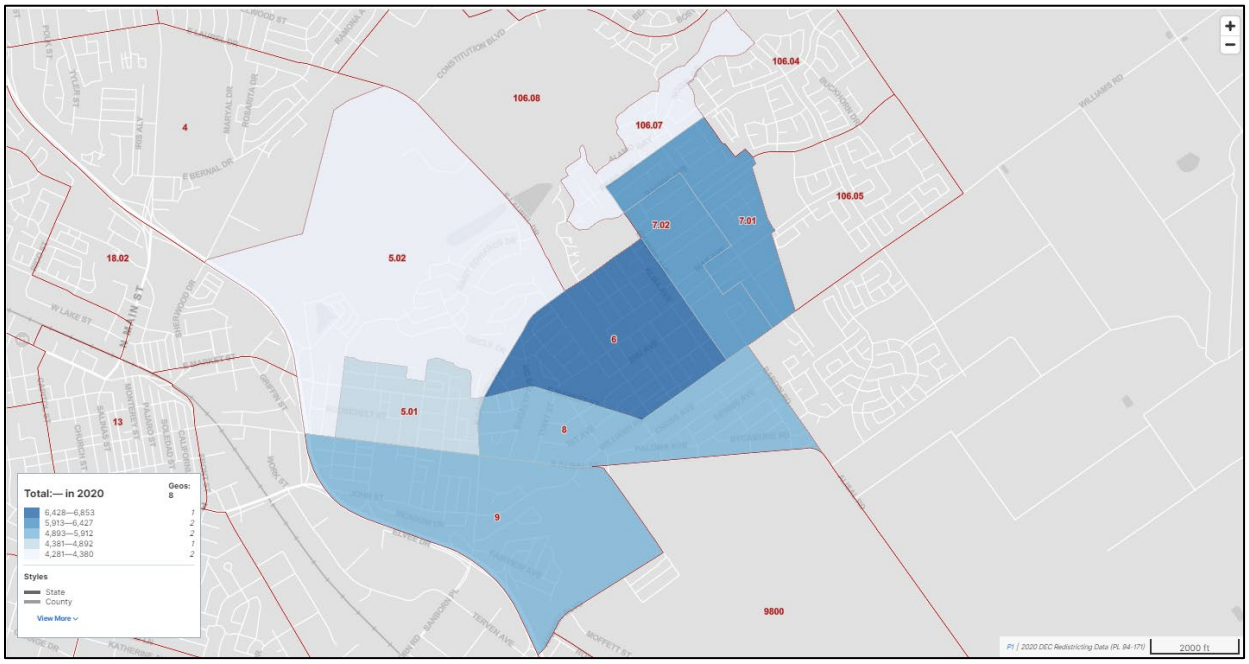
Source: 2017-2021 ACS (5-Year Estimates).

Figure D-75: Northwest Salinas Tracts and Population (2021)



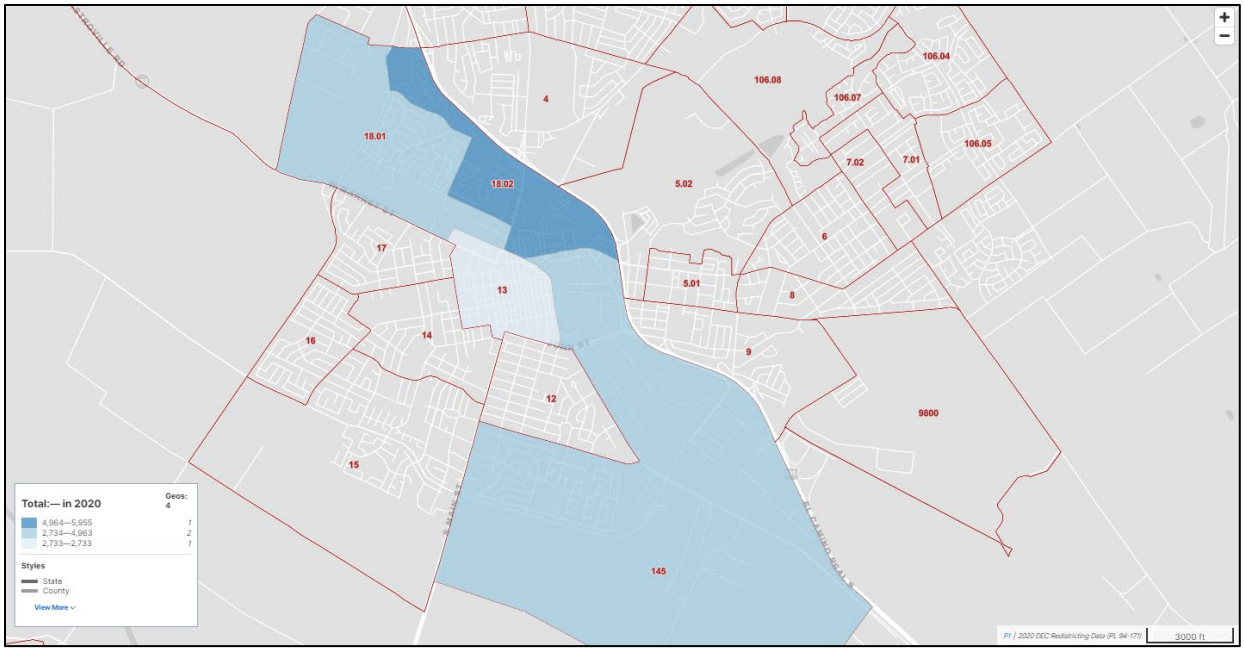
Source: 2017-2021 ACS (5-Year Estimates).

Figure D-76: Alisal Neighborhood Tracts and Population (2021)



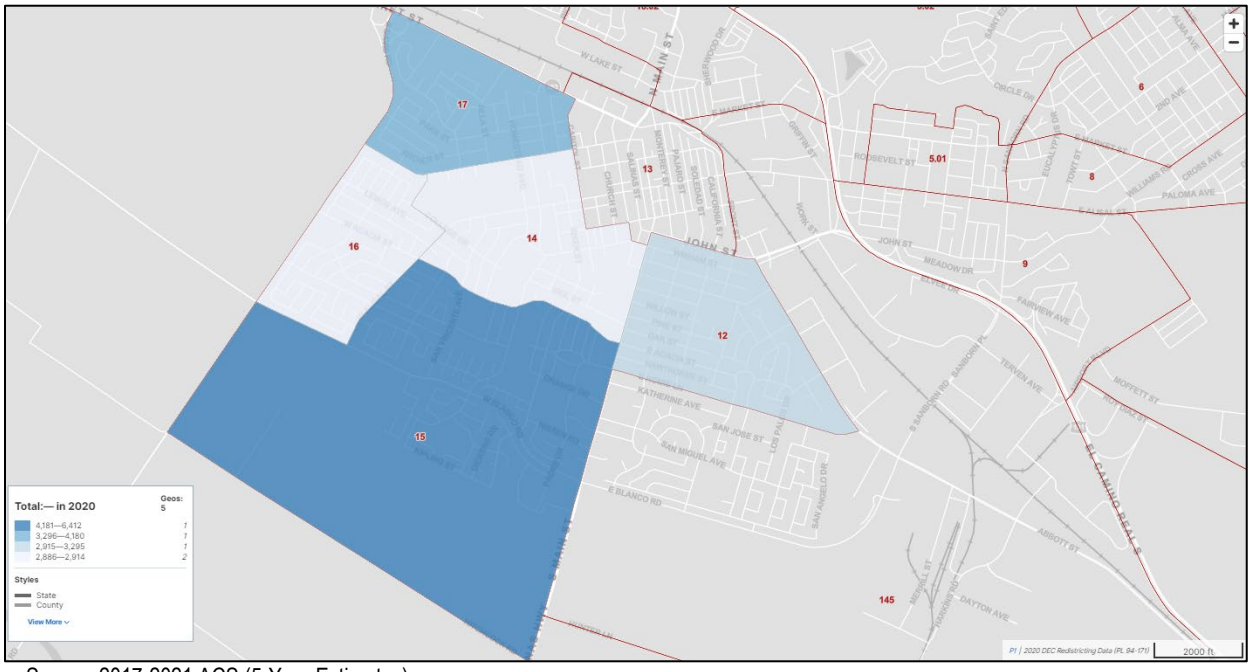
Source: 2017-2021 ACS (5-Year Estimates).

Figure D-77: Central City Neighborhood Tracts and Population (2021)



Source: 2017-2021 ACS (5-Year Estimates).

Figure D-78: South Salinas Tracts and Population (2021)



Source: 2017-2021 ACS (5-Year Estimates).

1.5 Contributing Factors

1.1.12 Fair Housing Enforcement and Outreach

As outlined in the 2019 Monterey County Analysis of Impediments to Fair Housing Choice, many housing professionals, housing providers, and home seekers alike, are unaware of their rights and responsibilities, as well as resources available. Fair housing services and laws are currently not available on the City website. Salinas also does not currently have a method of disseminating fair housing information, which is especially important in lower income and cost burdened communities. The concentrations of renters receiving Housing Choice Vouchers (HCV) do not always correlate with LMI household populations. In many Alisal neighborhood tracts, less than 5% of renters receive HCVs but more than 50% are low or moderate income. Several tracts in the Alisal neighborhood also have higher rates of cost burdened renters compared to other areas of the City. This may indicate that households residing in this area are unaware of affordable housing opportunities and fair housing services, including HCVs.

Priority Level: High

A. Contributing Factors

- Lack of monitoring
- Lack of targeted outreach

1.1.13 Concentrations of Special Needs Populations

The Chinatown, Downtown, and Alisal neighborhoods have concentrations of several communities of interest including racial/ethnic minority populations, children living in single-parent female-headed households, LMI households, and renter-occupied households. Low resource areas, areas of high segregation and poverty, and sensitive communities at risk of displacement are also concentrated in these areas. Tracts in these neighborhoods also have larger proportions of overcrowded households. Parts of the Alisal neighborhood also has more cost burdened renters compared to other areas of Salinas.

Priority Level: High

A. Contributing Factors

- Historical trends
- Lack of private investment

1.1.14 Displacement Risk of Low Income Residents Due to Economic Pressures

More than half of the City is considered a sensitive community at-risk of displacement. Approximately 54% of renters experience cost burden in Salinas compared to only 51% countywide. In Salinas, American Indian and Hispanic households have the highest rates of cost burdened compared to other racial/ethnic groups. The Hispanic/Latino population, Black/African American population, and population of some other race (race not listed in ACS) are significantly less likely to be homeowners in Salinas compared to the Native Hawaiian/other Pacific Islander, non-Hispanic White, and Asian populations. Median rental prices have increased nearly 60% in Salinas between 2010 and 2021 compared to only 54% countywide. Increasing rental prices are more likely to affect racial/ethnic minority populations with low homeownership rates. Monterey County HMDA data also indicates that the Hispanic/Latino population is underrepresented in the home loan application pool. American Indian/Alaska Native, Black/African American, and Hispanic/Latino home loan applicants were also denied at the highest rates compared to other racial/ethnic groups.

Priority Level: Medium

A. Contributing Factors

- Unaffordable rents
- Concentrations of poverty/LMI households
- Availability of affordable housing

Appendix E: Future Growth Area Documents

- Links to the Specific Plans:
  - West Area Specific Plan (WASP)
  - Central Area Specific Plan (CASP)
- WASP Table 2-1: Residential Development Program
- WASP Ownership Map
- WASP Zoning Map
- WASP Development Agreement
- CASP Appendix G Land Use/Density Summary
- CASP Ownership Map
- CASP Zoning Map
- CASP Development Agreement

Table 2-1:West Area Specific Plan Residential Development Program

Neighborhood by Ownership	Framework Acres	Planning Area Density	Projected Target Residential Units				Total
			NE	VC	NG-1	NG-2	
Neighborhood 1							
Cloverfield							
Planning Area 1.1 (1)	16.63	5.9	98				98
Planning Area 1.2 (1)	17.96	6.3	113				113
Planning Area 1.3	12.34	9.7			120		120
Planning Area 1.4 (1)	14.45	10.0			144		144
Planning Area 1.5	9.95	8.5			85		85
Planning Area 1.6 (1)(3)	7.66	20.4				156	156
Planning Area 1.7 (3)	21.23	10.1			214		214
Village Center (portion) (2)(3)	1.55	20.0		31			31
Total Neighborhood 1	**101.77**	**9.4**	**211**	**31**	**563**	**156**	**961**
Neighborhood 2							
Sbrana							
Planning Area 2.1	7.64	5.4	41				41
Planning Area 2.2	12.75	8.1			103		103
Planning Area 2.3 (1)	10.40	9.5			99		99
Planning Area 2.4	7.95	16.6				132	132
Planning Area 2.5	7.08	11.2			79		79
Planning Area 2.7 (portion) (1)	3.05	16.4				50	50
Planning Area 2.8 (portion) (1)	9.63	6.2	60				60
Subtotal:	**58.50**	**9.6**	**101**	**0**	**281**	**182**	**564**
Kantro							
Planning Area 2.6	7.25	8.1			59		59
Planning Area 2.7 (portion) (1)	4.91	16.3				80	80
Planning Area 2.8 (portion) (1)	4.02	6.2	25				25
Planning Area 2.9	26.14	5.8	151				151
Planning Area 2.10	34.50	5.6	194				194
Planning Area 2.11	7.82	9.6			75		75
Planning Area 2.12	11.25	16.0				180	180
Subtotal:	**95.89**	**7.9**	**370**		**134**	**260**	**764**
Total Neighborhood 2	**154.39**	**8.5**	**471**	**0**	**415**	**442**	**1,328**
Neighborhood 3							
Harden							
Planning Area 3.1 (1)(3)	8.57	18.7				158	158
Planning Area 3.2 (1)	6.93	8.2			57		57
Planning Area 3.3	10.89	5.7	62				62
Planning Area 3.4 (portion)	14.45	6.8	92				92
Village Center (portion) (2)(3)	3.00	20.0		60			60
Subtotal:	**43.84**	**9.8**	**154**	**60**	**57**	**158**	**429**

Table 2-1: West Area Specific Plan Residential Development Program (Continued)

Neighborhood by Ownership	Framework Acres	Planning Area Density	Projected Target Residential Units				Total
			NE	VC	NG-1	NG-2	
Bondesen							
Planning Area 3.4 (portion) (1)	7.12	6.5	46				46
Planning Area 3.5 (1)(3)	8.07	16.7				135	135
Planning Area 3.6	22.55	11.8			265		265
Planning Area 3.7	14.22	6.6	91				91
Planning Area 3.8 (portion) (1)	7.23	8.6			62		62
Subtotal:	**59.19**	**10.1**	**137**		**327**	**135**	**599**
Mandolora							
Planning Area 3.8 (portion) (1)	7.02	7.7			54		54
Planning Area 3.9	18.40	5.9	109				109
Planning Area 3.10	8.50	8.9			76		76
Planning Area 3.11	7.90	11.0			87		87
Planning Area 3.12	6.24	24.0				150	150
Subtotal:	**48.06**	**9.5**	**109**		**217**	**150**	**476**
Total Neighborhood 3	**151.09**	**9.9**	**400**	**60**	**601**	**443**	**1,504**
Neighborhood 4							
Madolora							
Planning Area 4.1	18.82	6.3	118				118
Planning Area 4.2	8.37	9.3			78		78
Subtotal:	**27.19**	**7.2**	**118**		**78**	**0**	**196**
Mortensen							
Planning Area 4.3 (NG-1)	3.50	8.0			28		28
Planning Area 4.3 (NG-2)	2.14	20.6				44	44
Planning Area 4.4	11.69	6.4	75				75
Planning Area 4.5	13.17	9.0			118		118
Planning Area 4.6	14.61	5.4	79				79
Subtotal:	**45.11**	**7.6**	**154**		**146**	**44**	**344**
Total Neighborhood 4	**72.30**	**7.5**	**272**		**224**	**44**	**540**
OTHERS	1.00	7.0	7				7
TOTAL WEST AREA	**480.55**	**9.0**	**1,361**	**91**	**1,803**	**1,085**	**4,340**
Total West GP Target			1,671	97	1,519-1,953	651-1,085	4,340
General Plan % Range			N/A	N/A	35%-45%	15%-25%	
GP % Density Ranges (du/ac)			4.5 to 7	10 min.	9-15	16-24	
			4.5 to 7	10 min.	7 to 14	16 to 24	

(1) Assumes boundary adjustments between property owners in some areas to make each Planning Area a single ownership or the proportion of units projected for ownerships that remain in two ownerships.
(2) Assumes density of 20 du/nra for the General Plan allocation of units for the Village Center (minimum density 10 du/nra). The conversion of commercial floor area to dwelling units may be applied within the Village Center in accordance with Section 3.9.3.
(3) The provision for the conversion of commercial floor area to dwelling units may be applied to the Village Center and subareas that abut the Village Center (Subareas 1.6, eastern five- acre portion of 1.7, 3.1, and 3.5) (see Section 3.9.3). These areas may be built at a minimum density of 30 du/nra to a maximum of 40 du/nra as long as the General Plan required density mix is met.
NOTE: See Table 3-6 for refined density calculations.


High School
Under Construction
RUSSELL ROAD
ROGGE ROAD
SAN JUAN GRADE ROAD
SALINAS UNION
SCHOOL DISTRICT
38.97 AC
MORTENSEN
52.85 AC.
KANTRO
154.04 AC.
PIFFERO
0.78 AC.
SBRANA
117.59 AC.
MADOLORA
108.32 AC.
WEST AREA SPECIFIC PLAN
PROJECT SITE
OSEGUERA
1.71 AC.
CLOVERFIELD
138.36 AC.
SANTA RITA UNION
ELEMENTARY
SCHOOL DISTRICT
11.46 AC.
BONDESEN
99.55 AC.
NATIVIDAD ROAD
HARDEN
72.56 AC.
BORONDA ROAD



West Area Specific Plan



FIGURE 1-9

Zoning Map Upon Adoption of Specific Plan

2020078448

Stephen L. Vagnini
Monterey County Clerk-Recorder

12/30/2020 09:03 AM

Recorded at the request of:
CITY OF SALINAS

Titles: 1 Pages: 159

Fees: $0.00
Taxes: $0.00
AMT PAID: $0.00

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN
TO:

City of Salinas
Office of the City Attorney
200 Lincoln Avenue
Salinas, CA 93901

Record for the Benefit of
The City of Salinas

Exempt from Recording Fee
Government Code Section 23783

Space Above Reserved for Recorder's Use
Only

DEVELOPMENT AGREEMENT

BY AND BETWEEN

THE CITY OF SALINAS

and

REXFORD TITLE, INC.
PATRICIA JANE BONDESEN
KAYLENE M. MORTENSEN, TRUSTEE
KRISTA L. VANNEST
BRIAN S. MORTENSEN
MARC D. MORTENSEN
DIANE M. VORWERCK, TRUSTEE
NANCY LYN KELLEY
ALVIN C. and KAREN RAE MORTESEN, TRUSTEES
RAY HARROD, JR., DBA HARROD CONSTRUCTION COMPANY
RCS-SALINAS INVESTMENT I LLC
ANN AAROE, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE

For the

WEST AREA SPECIFIC PLAN PROJECT

(North of Boronda Future Growth Area

This Development Agreement ("**Development Agreement**" and sometimes "**Agreement**"), dated as of January 7, 2020, is entered into by and between the **CITY OF SALINAS**, a California charter city and municipal corporation, (hereinafter "**City**"), and the following, all of which are collectively referred to herein as "the Developers" and sometimes individually referred to herein as a "Developer":

REXFORD TITLE, INC., a California corporation (hereinafter "Rexford"), **PATRICIA JANE BONDESEN,** a married woman dealing with her sole and separate property (hereinafter "Bondesen"), **ALVIN C. and KAREN RAE MORTENSEN, TRUSTEES** of the Mortensen Family Trust dated December 4, 1989 (hereinafter "Mortensen Family Trust "), KAYLENE M. MORTENSEN, trustee of the G & K Mortensen Revocable Trust dated December 1, 2000 (hereinafter "G&K Trust"), KRISTA L. VANNEST, a married woman as her sole and separate property (hereinafter "Vannest"), **BRIAN S. MORTENSEN**, a married man as his sole and separate property (hereinafter "Brian", **MARC D. MORTENSEN,** a married man as his sole and separate property (hereinafter "MARC"), **DIANE M. VORWERCK**, trustee of the Diane M. Vorwerck Irrevocable Trust, for the benefit of DIANE M. VORWERCK, dated December 18, 2008 (hereinafter "Vorwerck"), **NANCY LYN KELLEY,** trustee of the Nancy Lyn Kelley Irrevocable Trust, for the benefit of Nancy Lyn Kelley, dated December 18, 2008 (hereinafter "Kelley"), **RAY HARROD, JR.,** dba **HARROD CONSTRUCTION COMPANY** (hereinafter "Harrod"), **RCS-SALINAS INVESTMENT I LLC,** a Colorado limited liability company (hereinafter "Global") **ANN E. AAROE**, an individual and as Successor Trustee (hereinafter "Kantro")

under the authority of Section 65864 *et seq.* of the California Government Code and the City's police powers. (The Developers and the City are, from time to time, referred to individually in this Agreement as a "Party" and collectively as the "Parties").

This Agreement is entered into on the basis of the following facts, understandings and intentions of the Parties.

RECITALS

A. Purpose. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Sections 65864 *et seq.* (the "Development Agreement Statute") which authorize cities to enter into agreements for the development of real property with any person having a legal or equitable interest in such property in order to establish certain development rights in such property. In accordance with the Development Agreement Statute, the City has enacted Article VI, Division 11 of Chapter 37 of the Salinas Municipal Code (the "Development Agreement Regulations") to implement procedures for the processing and approval of development agreements in accordance with the Development Agreement Statute. (The provisions of the Development Agreement Statute and the Development Agreement Regulations are collectively referred to herein as the "Development Agreement Law.") This Agreement has been drafted and processed pursuant to the Development Agreement Law.

B. Developer's Interest in Property. The Developers own or have contractual rights to purchase approximately 625.38 acres of real property in the City which is a part of the ±796.55-acre West Area of the City's North of Boronda Future Growth Area (the "Project Area") as depicted on the map attached hereto as **Exhibit A-1**. The Project Area is located within the city limits of Salinas and is bounded by Boronda Road on the south, San Juan Grade Road on the west, Russel Road Extension and Rogge Road on the north, and Natividad Road on the east.

The part of the Project Area that Developer Rexford owns is shown on the map attached hereto as **Exhibit A-2** (the "Rexford Property"). The part of the Project Area that Developer Bondesen owns is shown on the map attached hereto as **Exhibit A-3** (the "Bondesen Property"). The part of the Project Area that Developers Mortensen, Vannest, Vorwerck and Kelley own is shown on the map attached hereto as **Exhibit A-4** (the "Mortensen Property"). The portion of the Project Area as to which Developer Harrod has contractual rights to purchase is shown on the map attached hereto as **Exhibit A-5** (the "Harrod Property"). The part of the Project Area that Developer Global has contractual rights to purchase is shown on the map attached hereto as **Exhibit A-6** (the "Global Property"). The part of the Project Area the Developer Kantro owns is shown on the map attached hereto as **Exhibit A-7** (the "Kantro Property").

C. Planning Uses. Consistent with the City of Salinas General Plan, the Developers have proposed, and the City has approved in the Project Approvals, a Specific Plan for the entirety of the Project Area. The Specific Plan, referred to herein as the "West Area Specific Plan," is a planned community comprised of residential uses with a minimum of 3,553 and a maximum of 4,340 dwelling units ("Total West GP Target"), a

community park, four neighborhood parks, six small parks, up to five schools (two of which are existing as of the Effective Date), and up to ±571,500 square feet of mixed- use commercial uses (the Village Center) with a minimum of 91 residential units, together with retail, office, restaurant, entertainment and other non-residential uses, all as more specifically provided for in the Specific Plan, together with construction, site preparation and installation of infrastructure (the "Project"). The maximum number of dwelling units authorized under the Specific Plan excludes Density Bonus Dwelling Units allowed pursuant to Section 37-50.060 of the Salinas Municipal Code, Accessory Dwelling Units allowed pursuant to Section 37-50.250 of the Salinas Municipal Code, and/or any dwelling units allowed pursuant to Section 3.9.3 of the Specific Plan, which allows up to a maximum of 250,000 square feet of the allowable 571,500 square feet of mixed use commercial floor area which may be converted to up to a maximum of 250 dwelling units on the basis of 1,000 square feet of mixed use commercial floor area for one residential dwelling unit.

D. Project Approvals. The following approvals, entitlements, and findings (the "Project Approvals") were adopted by the City with respect to the Project after duly and properly noticed public hearings:

1. Certification and adoption of a Subsequent Program Environmental Impact Report for the West Area Specific Plan (the "Project EIR") adopted by the City Council of Salinas by Resolution No. 21757 adopted on December 17, 2019, including project-specific mitigation measures as certified and adopted by City with the Project EIR and as specified within the adopted Mitigation Monitoring and Reporting Program adopted by the City Council of Salinas by Resolution No. 21758 adopted on December 17, 2019.

2 The West Area Specific Plan, ("**Specific Plan**") approved by the City Council of Salinas by Resolution No. 21759 adopted on December 17, 2019.

3. Zoning Ordinance map amendments adopted by the City Council of the City of Salinas by Ordinance No. 2632 adopted on January 7, 2020.

4. This Development Agreement approved by the City Council of Salinas by Ordinance No. 2633, adopted on January 7, 2020 (the "Enacting Ordinance").

5. All Subsequent Project Approvals, as defined below, immediately upon approval.

E. **Subsequent Project Approvals**. In addition to the Project Approvals, the Project will require various additional future land use and construction approvals and permits from City in connection with development of the Project ("**Subsequent Project Approvals**"), which shall be deemed to be part of the Project Approvals as they are approved. Subject to the terms and requirements of this Development Agreement, Developers may convey fee title interest in portions of the Property to Affiliates or to third parties who will complete development of those portions of the Property. Developers may also convey portions of the Property to users who will apply to City, as needed, for required Subsequent Project Approvals to complete development of their portions of the Property. The Subsequent Project Approvals also include any review required by the California Environmental Quality Act (CEQA), including implementation of all mitigation measures, Mitigation Monitoring and Reporting Program, and conditions adopted as part of the Project Approvals.

F. **Development Assurances**. Developers desire to carry out the development of the Property as a master-planned community development consistent with the General Plan, the Project Approvals and this Agreement. The complexity, magnitude and build-out of the Project would be difficult for Developers to undertake if the City had not determined, through this Agreement, to inject a sufficient degree of certainty in the land use regulatory process to justify the substantial financial investment and risk associated with development of the Project. As a result of the execution of this Agreement, both Parties can be assured that the Project can proceed without disruption, which assurance will thereby reduce the risk of planning, financing and proceeding with construction of the Project and promote the achievement of the private and public objectives of the Project.

G. **City Interests**. City desires to advance the housing and economic interests of the City and its residents by encouraging quality residential development and economic growth in the incorporated portion of the North of Boronda Future Growth Area, in accordance with and envisioned by the Salinas General Plan, thereby enhancing and expanding housing and employment opportunities for residents and growing the City's tax base.

H. **Public Benefits.** City is also desirous of gaining the public benefits of the Project under the Project Approvals and this Agreement, which are in addition to those dedications, conditions and exactions required by laws or regulations, and which advance the planning objectives of, and provide benefits to, the City. Among the public benefits to be realized from the Project are those identified in Sections 2.2.1 and 2.2.2 of the Specific Plan and the following:

1. The Project will produce a significant portion of the residential development needed to house the City's projected population for the next 30+ years, as envisioned by and as provided for in the Salinas General Plan.

2. By incorporating the principles of New Urbanism, the Project promotes alternative modes of transportation with an emphasis on pedestrian and bicycle transportation to potentially reduce vehicle trips.

3. New Urbanism design helps bring a variety of land uses together in a relatively compact manner (close proximity), providing residents with the opportunity for healthier, more active lifestyle choices.

4. Greater accessibility to mixed use, commercial land uses will allow residents living in or near the village centers, for example, to save travel time and spend less on transportation, as well as numerous other benefits which potentially add to a healthier economy.

5. New Urbanism encourages green transportation and utilizes various sustainable building methods. This will help the City achieve a greater level of environmental accountability and sustainability.

6. The Project provides a variety of housing options and affordability levels for residents at various stages of life.

7. The Project will comply with the City's Inclusionary Housing Ordinance and related Guidelines to ensure housing for workforce and very low, low, and moderate income households.

8. The Project incorporates a variety of housing sizes, types, densities and designs which create a pleasing residential environment.

9. The Project provides a wide array of recreation opportunities, including bike lanes, public parks, greenways, walkways, and open spaces, supporting a healthy, sustainable and pleasing physical environment community.

10. The Project and the surrounding community will be served by a ±30-acre community park which includes a variety of features and amenities.

11. The Project is designed to retain and detain stormwater in accordance with adopted Stormwater Development Standards and Best Management

Practices, thus alleviating increased off-site flooding, siltation and erosion, and contributing to the recharge of groundwater aquifers.

12. The Project will provide or contribute to infrastructure improvements (streets, parks, sewers, stormwater management facilities) that benefit the City and further the City's long-range infrastructure goals.

13. As demonstrated by the Fiscal Impact Report prepared by the City's consultant (Economic & Planning Systems, Inc., July 2018), the Project will have a fiscally positive impact on the City's finances.

14. According the WASP area Water Supply Assessment (California Water Service (Cal Water), December 2015) conversion of the WASP area from agricultural to urban land use could result in an estimated reduction of consumptive groundwater use (or increase in groundwater storage) of 2,170 acre feet per year, which is a significant contribution toward reducing overdraft in the Salinas Valley Ground Water basin.

I. **City Council Findings**. City has given the required notice of its intention to adopt this Development Agreement and has conducted public hearings thereon pursuant to Government Code Section 65857 and Article 6, Division 11 of Chapter 37 of the Salinas Municipal Code. As required by Government Code Section 65867.5, City has found that the provisions of this Development Agreement and its purposes are consistent with the public health, safety and general welfare of the City and that all of its provisions are consistent with the goals, policies, standards and land use designations specified in the General Plan, as well as all other applicable plans, policies and regulations of the City.

J. **Compliance with CEQA.** The environmental impacts of the Project including the Project Approvals have properly been reviewed and assessed by the City pursuant to the California Environmental Quality Act, Public Resources Code Section 21000 et seq.; California Code of Regulations Title 14, section 15000 et seq. (collectively, "**CEQA**"). On December 17, 2019, pursuant to CEQA and following consideration of the recommendations of the Planning Commission, the City Council certified and adopted a program level environmental impact report as provided in Section 15168 of the CEQA Guidelines (the "**Project EIR**"). The Project EIR provides the "first tier" environmental review of the Project, and also provides the City with a single environmental document as a baseline to evaluate related entitlements at a project level of analysis as well as subsequent development projects within the Specific Plan area. Unless one of the events set forth in Public Resources Code §21166 occurs, no subsequent or supplemental environmental impact report shall be required. Subsequent individual development that

requires further discretionary approvals will be examined in light of the Project EIR to determine whether additional environmental documentation must be prepared.

K. **Planning Commission**. On December 4, 2019, the City of Salinas Planning Commission (the "**Planning Commission**"), the initial hearing body for purposes of Development Agreement review, recommended approval of this Development Agreement pursuant to Resolution No. 2019-21 to the City Council.

L. **Enacting Ordinance; City Council.** On January 7, 2020, the City Council of City adopted its Ordinance No. 2633 approving this Development Agreement and authorizing its execution, and that Ordinance ("**Enacting Ordinance**") became effective on February 6, 2020.

M. **Project Provides Substantial Benefits**. For the reasons recited herein, City and Developers have determined that the Project is a development for which this Agreement is appropriate. Through the establishment of vested rights as provided herein, this Agreement will reduce risk and eliminate uncertainty regarding Project Approvals and Subsequent Project Approvals, thereby encouraging investment in and commitment to use and development of the Property. Continued use and development of the Property will in turn provide substantial housing and employment opportunities and tax benefits, and other public benefits to City, and contribute to the provision of needed infrastructure for area growth, thereby achieving the goals and purposes for which the Development Agreement Law was enacted.

N. **Applicability to Property**. This Agreement shall be applicable to the Property and all portions thereof, the City, and the existing owners of the Property, the Developers and their successors in interest, all of whom shall be bound by the terms hereof.

O. **Voluntary Commitments.** To ensure that the intent of the City and of the Developers with respect to the Project Approvals and Subsequent Project Approvals is carried out, the Parties desire to voluntarily enter into this Agreement to facilitate development of the Project subject to the conditions and the requirements included in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein and other valuable consideration, the Parties hereby agree as follows:

SECTION 1
ADMINISTRATION

1.1 Definitions. As used in this Agreement, the following terms, phrases and words shall have the meanings and be interpreted as set forth in this Section. To the extent that any capitalized terms contained in this Agreement are not defined below, then such terms shall have the meaning otherwise ascribed to them in this Agreement.

1.1.1 "**Affiliate**" means any person, limited liability company, partnership, joint venture, trust, or corporation or other legal entity who now or hereafter (a) is a member of Developer; (b) directly or indirectly through one or more intermediaries Controls, or is Controlled by, or is under common Control with, the Developer; or (c) in which fifty percent (50%) or more of the equity interest of which is held beneficially or of record by the Developer, as the context may require; or (d) is Controlled by or under the day-to-day management of a member of Developer.

1.1.2 "**Agreement**" shall mean this Development Agreement, as set forth in the preamble of this Agreement.

1.1.3 "**Applicable City Regulations**" shall mean all of the following to the extent the following do not conflict with or are not inconsistent with the Project Approvals: Except as may be otherwise expressly set forth herein, the rules, regulations, ordinances, and official policies of the City (whether adopted by the City Council or the voters of the City) existing on the Effective Date governing the permitted uses of the land, density, design, improvement, and construction standards and specifications, applicable to development of the Property. Applicable City Regulations may include in whole or in part without limitation, (i) the General Plan, Specific Plan, the Inclusionary Housing Ordinance (Ordinance no. 2594, adopted June 6, 2017) and associated Guidelines (Resolution No. 21175, adopted June 6, 2017), and the Municipal Code (including standard specifications, design standards, and relevant public facility master plans adopted and published by the City), (ii) Exactions listed on **Exhibit B** to this Agreement, or elsewhere in this Agreement; and (iii) all other City laws that relate to or specify the permitted uses of land or improvements, the density or intensity of use, the subdivision of land for development, that are existing and in effect on the Effective Date; and (iv) all those existing and approved permits, entitlements, agreements, and other grants of approval having force and effect on the Effective Date relating to the Project and Property, including without limitation their text, terms and conditions of approval. A list of Applicable City Regulations, other than the Exactions and the Project Approvals, is set forth in **Exhibit C** to this Agreement. Exceptions to Applicable City Regulations include Uniform Codes (as defined in **Section 1.1.41** and referenced in **Section 2.3**), and the application of New City Laws (as defined in **Section 1.1.25**) permitted under **Section 2.4**.

1.1.4 "**CEQA**" shall mean the California Environmental Quality Act (California Public Resources Code Section 2100, *et seq.*), and the State CEQA Guidelines, (California Code of Regulations, Title 14, Section 15000, et seq.), as each is amended as of the Effective Date.

1.1.5 "**City**" shall mean the City of Salinas.

1.1.6 "**City Council**" shall mean the City Council of the City.

1.1.7 **"City Planner"** shall mean the officially designated city employee or their designee charged with the responsibility for the interpretation and administration of the Zoning Code, having the authority provided in **Section 37-10.160** of the Zoning Code. As defined in Section 37-10.160 of the Zoning Code, the City Planner is the Community Development Director.

1.1.8 **"Community Development Director"** shall mean that city official designated by the City Manager with such title and any city official who is authorized by the City Manager to assume and carry out the duties of such official under the same or a different title.

1.1.9 "**Control**" means the possession, directly or indirectly, of the power to cause the direction of the management and policies of any entity including but not limited to a limited liability company, a partnership, a joint venture, a trust, or a corporation, whether through the ownership of voting securities, by contract, or otherwise.

1.1.10 "**Developers**" shall mean **REXFORD TITLE, INC.,** a California corporation, **PATRICIA JANE BONDESEN,** a married woman dealing with her sole and separate property, **ALVIN C. and KAREN RAE MORTENSEN, Trustees of the Mortensen Family Trust dated December 4, 1989, KAYLENE M. MORTENSEN,** Trustee of the G & K Mortensen Revocable Trust dated December 1, 2000, **KRISTA L. VANNEST,** a married woman as her sole and separate property, **BRIAN S. MORTENSEN,** a married man as his sole and separate property, **MARC D. MORTENSEN,** a married man as his sole and separate property, **DIANE M. VORWERCK,** Trustee of the DIANE M. VORWERCK IRREVOCABLE TRUST, for the benefit of DIANE M. VORWERCK, dated December 18, 2008, **NANCY LYN KELLEY,** Trustee of the NANCY LYN KELLEY IRREVOCABLE TRUST, for the benefit of NANCY LYN KELLEY, dated December 18, 2008, **RAY HARROD, JR.,** dba HARROD CONSTRUCTION COMPANY, **RCS-SALINAS INVESTMENT I, L.L.C,** a Colorado limited liability company, and **ANN E. AAROE,** individually and as Successor Trustee of the Deon Kantro Revocable Trust dated September 27, 1990, and, subject to **Section**

5.3, their successors and assigns.

1.1.11 "**Development Agreement Law**" shall have the meaning given in Recital A.

1.1.12 "**Development Agreement Regulations**" shall have the meaning given in Recital A.

1.1.14 13 "**Development Agreement Statute**" shall have the meaning given in Recital A.

1.1.14 " Boronda Road Congestion Relief Project" (the "Congestion Relief Project") means the City-sponsored project to widen East Boronda Road into a four-lane roadway with two-lane roundabouts, landscaped median, and bike lanes to accommodate future (year 2064) traffic demands on East Boronda Road (including the build-out of the WASP area).

1.1.15 "**Effective Date**" shall mean the date determined under **Section 1.2.1.**

1.1.16 "**Project EIR**" shall have the meaning given in **Recital J.**

1.1.17 "**Enacting Ordinance**" shall mean the Ordinance Approving this Agreement as first referenced in **Recitals J and K** of this Agreement.

1.1.18 "Exactions" shall mean exactions that may be imposed by the City as a condition of developing the Project, including but not limited to City Impact Fees, in-lieu payments, requirements for acquisition, dedication or reservation of land, obligations to construct on-site or off-site public and private improvements, whether such exactions constitute subdivision improvements, mitigation measures in connection with environmental review of the Project, measures imposed for the protection of the public health or safety, or impositions made under Applicable City Regulations.

1.1.19 "Fiscal Impact Report" shall mean the report entitled "Fiscal Impact of Salinas' WASP and CASP Future Growth Areas" (EPS, July 26, 2018) commissioned by the City that analyzed, among other things, estimated costs associated with providing required public services to, and the revenues generated by, the Project.

1.1.20 "Frontage Improvements" shall mean the public improvements made necessary by that development. Construction of frontage improvements includes 20-foot width of pavement, plus curb, gutter, sidewalk, landscaping, and sound wall (if required) and dedication of 30-feet of right-of-way.

1.1.21 "Force Majeure Event" shall mean an event that causes a delay in performance beyond the control of the Party claiming the same. For the purpose of this definition, a cause shall be beyond the control of the Party whose performance would otherwise be required only if such cause would prevent or hinder the performance of such a requirement by any reasonable person similarly situated and shall not apply to causes peculiar to the Party claiming the benefit of a Force Majeure Event (such as the failure to order materials in a timely fashion). A Force Majeure Event shall include, without limitation, any of the reasons set forth in this **Section 1.1.21**: (a) delay attributable to acts of God, accident, strikes or labor disturbances or disputes, (b) delay attributable to the actions or inaction of any governmental agency including the City that unreasonably delays development of the Property, (c) delays of the City in processing any Project Approval beyond the period of time permitted by law or required by this Agreement for the processing of such Project Approval, (d) delay attributable to inclement weather, earthquake or other natural disaster resulting in suspension of Project work for safety purposes, e.g., extended periods of heavy rainfall, (e) delay attributable to inability to procure or a general shortage of labor, equipment, materials or supplies in the open market, rationing or restrictions on the use of utilities, or failure of transportation (but not attributable to a mere increase in price unless such price is commercially unreasonable and will extend for a period of time under the circumstances), (f) delay caused by acts of a public enemy, war, terrorism, insurrections, civil disturbance, riots, mob violence, sabotage, malicious mischief, or casualty, (g) delay attributable to a development moratorium (including but not limited to a sewer or water moratorium) approved by the City or other entity having jurisdiction, (h) delay caused by litigation or administrative action preventing or delaying the approval or development of the Project or adversely affecting the ability of the City or other public entity or the Developer or its successors or assigns to obtain financing for the Project, (j) delay attributable to local, state or federal laws or regulations (other than those expressly permitted by this Development Agreement), (k) delay attributable to governmental agencies in issuing permits or approvals or taking other actions required for development of the Project, (l) delay attributable to the commencement of circulation of an initiative or referendum petition or the filing of any court action to set aside or modify this Development Agreement for the Project Approvals or any Subsequent Project approvals, or (m) delay attributable to insufficient water available to serve the Project or any phase, increment or portion thereof, or (n) any delay claimed by a Party in the performance of any term, covenant, condition or obligation under this Agreement caused by a default of the other Party.

1.1.22 "General Plan" shall mean the City of Salinas General Plan adopted September 17, 2002.

1.1.23 "**Moratorium**" shall mean any action by or on behalf of the City or another public entity having jurisdiction (including but not limited to action taken by virtue of a referendum or initiative) which delays or halts the processing, implementation or approval of subdivision maps, building permits or other Project Approvals.

1.1.24 "**Municipal Code**" shall mean the City of Salinas Municipal Code.

1.1.25 "**New City Laws**" shall mean any ordinances, resolutions, orders, rules, official policies, standards, specifications or other regulations, which are promulgated or adopted by the City Council or the City's electorate (through their power of initiative) after the Effective Date. The application of New City Laws to the Project shall be governed by **Section 2.4**.

1.1.26 "**Non-Curable Default**" shall mean a default for which a cure period shall not exist, as set forth in **Section 4.1.2**.

1.1.27 "**Parcelization Map**" shall mean a parcel map processed administratively for the purpose of creating master parcels for sale, financing or phasing purposes and on which no development may occur without further subdivision or other entitlement approval by the City.

1.1.28 "**Park Impact Fees**" shall mean and refer to City-wide impact fees levied on all new development in the City of Salinas for the purpose of funding the acquisition and improvement of new and existing parks within the City of Salinas, including the North of Boronda Future Growth Area. The term "Park Impact Fees" shall not include the West Area Park Impact Fee, which is defined in **Section 1.1.45**, below.

1.1.29 "**Planning Commission**" shall mean the Planning Commission for the City of Salinas.

1.1.30 "**Project**" shall mean the project commonly known as the "**West Area Specific Plan**" which is proposed to be constructed on the Property as more fully described in **Recital C**.

1.1.31 "**Project Approvals**" shall mean the permits and approvals granted by the City for the Project, including each Subsequent Project Approval, as set forth in **Recital D**.

1.1.32 "**Property**" shall mean the real property described in **Recital B**.

1.1.33 "**Processing Fees**" shall have the meaning given in **Section 2.8.2**.

1.1.34 "**Rights of Access**" shall mean the right of developer to enter or encroach on certain public improvements as set forth in **Section 2.10.8.**

1.1.35 "**Specific Plan**" shall mean the West Area Specific Plan as adopted by the City Council, and amended from time to time.

1.1.36 "**Subsequent Project Approvals**" shall have the meaning given in **Recital E.**

1.1.37 "**Subdivision Map Act**" shall mean that legislation set forth in California Government Code Sections 66410 through 66499.58.

1.1.38 "**Tentative Map**" shall mean one or more tentative subdivision maps, whether a Parcel Map or not, for the Property, including any conditions of approval applied to such map.

1.1.39 "**Term**" shall have that meaning as set forth in **Section 1.2.2** of this Agreement.

1.1.40 "TFO" shall mean the City of Salinas Traffic Impact Fee Program (Traffic Fee Ordinance) with its implementing resolutions.

1.1.41 "Uniform Codes" shall mean any and all codes and regulations applicable to improvements, structures, and development in the City, and the applicable version or revision of such codes and regulations as modified and adopted by the City. Uniform Codes includes the Uniform Building, Plumbing, Electrical, and Fire Codes, City standard construction specifications and details, City grading standards, Title 24 of the California Code of Regulations, and similar codes and regulations relating to Building Standards, in effect at the time of approval of the appropriate permit.

1.1.42 "**Vested Elements**" shall have that meaning as set forth in **Section 2.1.1** of this Agreement.

1.1.43 "West Area" shall mean the portion of the North of Boronda Future Growth Area bordered by Boronda Road on the south, San Juan Grade Road on the west, Russell Road Extension and Rogge Road on the north, and Natividad Road on the east, being the land regulated by the West Area Specific Plan.

1.1.44 "WASP" shall mean and refer to the West Area Specific Plan.

1.1.45 "West Area Park Impact Fees" (WAPIF) shall mean the impact fee levied on development within the West Area of the North of Boronda Future Growth Area for the purpose of funding the acquisition and the improvement of parks within the

WASP.

1.2 Effective Date and Term.

1.2.1 The Effective Date of this Agreement is February 6, 2020.

1.2.2 The term of this Agreement shall commence upon the Effective Date and continue for a period of twenty (20) years from the Effective Date (the "Original Term"), unless the Term is terminated, modified, or extended by the terms of this Agreement. The Original Term may be extended only upon the mutual written consent of the Parties and only for five (5) year periods ("Extended Term"). Consent for the Extended Term shall be granted by the City to Developers demonstrating good faith compliance as described in Section 4.5, Annual Review. Developers may request the Extended Term within two (2) years of the current term expiration. Requests for an Extended Term must be submitted in writing with an accompanying City issued "Notice of Compliance," (Section 4.5.4) issued for the previous year, In no event shall there be more than two (2) Extended Terms such that the total of the Original Term and Extended Terms may not exceed thirty (30) years in total. The Original Term has been established by the Parties as a reasonable estimate of the time required to develop and to build out the Project, taking into consideration the complexity of the Project, anticipated actions or other public agencies, normal market and economic conditions, and other contemplated potential circumstances which could affect the timing of development.

In the event that a Developer, within its individual portion of the Property, has not (i) conducted site improvements and grading over at least ten percent (10%) of its Property pursuant to permits issued by the City; (ii) provided documentation to the satisfaction of the City that Developer has installed infrastructure or improvements totaling more than three million dollars ($3,000,000); or (iii) in the event that three (3) or more Developers, collectively, have not, pursuant to the formation of an assessment district for the purpose of financing Project infrastructure, had assessments levied totaling $15 million in the aggregate prior to the tenth (10th) anniversary of the Effective Date, the Term of this Agreement, as to any single Developer pursuant to subsections (i) or (ii) herein, or as to all Developers pursuant to subsection (iii), shall end fifteen (15) years after the Effective Date without the opportunity for extension, unless otherwise mutually agreed to in writing by the Developer and City. Developers shall each demonstrate compliance with this provision on or before the tenth (10th) Annual Review, per Section 4.5 of this Agreement.

1.2.3 In accordance with Government Code Section 66452.6(a), the term of any Tentative Map, including modifications or amendments thereto, relating to the Property or any portion thereof shall automatically be extended to and until the later of the following: (1) the duration of this Agreement; or (2) the expiration of the Tentative

Map in accordance with the Subdivision Map Act without reference to any extension given under this Agreement.

1.2.4 If this Agreement terminates for any reason before expiration of rights given under the Project Approvals or any Tentative Map pursuant to the Subdivision Map Act, such termination shall not affect the Developers' rights and obligations to proceed in accordance with the law governing such Project Approvals and/or Tentative Map, nor shall it affect any other covenants of the Developers specified in this Agreement to continue after the termination of this Agreement. If this Agreement terminates for any reason, including expiration of the Term, the terms and conditions of this Development Agreement, and Project approvals shall continue to govern the Project unless the City has previously specifically amended such rules, regulations and policies until such time as the City amends such rules, regulations and policies.

1.2.5 The term of any and all Project Approvals shall automatically be extended for the longer of the Term of this Agreement or the term otherwise applicable to such Project Approvals.

1.2.6 This Agreement shall terminate with respect to any lot and such lot shall be released and no longer be subject to this Agreement, without the execution or recordation of any further document, when a final certificate of occupancy has been issued for the building(s) on the lot. Termination of this Agreement for any residential dwelling lot shall not in any way be construed to terminate or to modify any assessment district, fee district, public financing district, special tax district, tax and/or any Mello Roos Community Facilities District lien affecting such lot at the time of termination.

1.2.7 Notwithstanding anything to the contrary in this Agreement, the term of any Permit Approval shall not include the period of time during which any moratorium, lawsuit, referendum, initiative or other legal challenge involving the Permit Approval was or is pending. If this Agreement or a Project Approval is unsuccessfully appealed or otherwise legally challenged, the term of this Agreement shall be extended until such appeal or legal challenge is finally resolved or adjudicated (including the expiration of time for further appeals). In addition, the term may be extended for a reasonable time upon the request of the Developer with the consent of the City. The Developers understand and agree that the City does not have authority or jurisdiction over another public agency's authority to impose a moratorium.

1.2.8. Execution and Recording. The Developers have executed and acknowledged this Agreement. Not later than ten (10) days after the Effective Date, the City Clerk will cause recordation of this Agreement with the Monterey County Recorder against the Property, provided that a referendum applicable to the Enacting Ordinance

has not been timely submitted to the City.

1.3 City's Police Power. The Parties understand, acknowledge, and agree that the limitations, reservations, and exceptions contained in this Agreement are intended to reserve to the City that part of its police power which cannot be limited by contract and this Agreement shall be construed to reserve to the City that part of its police power which cannot be restricted by contract.

SECTION 2
DEVELOPMENT OF THE PROPERTY

2.1 Vested Elements.

2.1.1 The permitted uses of the Property, the density or intensity of use, the maximum height and size of proposed buildings, provisions for reservation or dedication of land for public purposes, the subdivision of land and requirements for infrastructure and public improvements, the general location of public utilities, and other terms and conditions of development of the Property shall be governed by the Project Approvals, Applicable City Regulations and this Development Agreement (collectively "**Vested Elements**"), except as expressly provided in this Agreement.

2.1.2 The Developers shall have a vested right to develop the Property in accordance with the Vested Elements subject to the terms and conditions of this Agreement and also subject to a referendum that specifically overturns the City's approval of the Project Approvals or Subsequent Project Approvals.

2.2 Applicable City Regulations. Except as may otherwise be specifically provided in this Agreement, the City shall have the right to regulate the development of the Property and uses within the Project pursuant to the Applicable City Regulations if, and only to the extent, such regulations do not conflict with or are not inconsistent with the Project Approvals or the Vested Elements.

2.3 Uniform Codes. In the construction of the Project, each particular improvement shall be subject to all Uniform Codes in force and effect when a building, grading or other application for a building permit or equivalent permit is granted by the City.

2.4 Applicability of New City Laws.

2.4.1 New City Laws (including amendments to Applicable City

Regulations) shall not be applicable to the Property unless such New City Laws are (a) generally and uniformly applicable on a city-wide basis and not otherwise inconsistent with the Vested Elements or terms of this Agreement or (b) meet one of the following requirements: (i) they are mandated by State or Federal law pursuant to **Section 2.5**; or (ii): they are imposed as part of a declaration of a local emergency or state of emergency as defined in Government Code Section 8558, or a finding that an otherwise permitted use represents a current and immediate threat to public health, safety or welfare pursuant to Government Code Section 65858. Examples of New City Laws that would be generally and uniformly applicable on a city-wide basis and applicable to the Property pursuant to subdivision (a) of this section are storm water utility programs, rent control regulations, rental registry and/or inspection programs, and accessory-dwelling unit restrictions.

Nothing herein shall be construed to limit the authority of the City to adopt ordinances, policies, and regulations which have the legal effect of protecting persons or property from conditions which create a health, safety, or welfare risk.

To the extent any future changes in the General Plan, Zoning Code, or any future rules, ordinances, regulations, or policies are not inconsistent with the terms and the conditions of the Specific Plan and this Agreement, such future changes in the General Plan, Zoning Code, or such future rules, ordinances, regulations, and policies shall be applicable to the Property.

A Developer, by giving written notice to the City, may elect to have all or part of the Property subject to any New City Laws that are otherwise not applicable to the their portion of the Property under this Section. In the event a Developer so elects, the Developer shall provide written notice to the City and the other Developers of that election (such notice to be provided pursuant to this Agreement) and thereafter such New City Law shall be deemed part of the Applicable City Regulations applicable to that Developer. Such notice shall be in a form provided by the City Attorney which notice shall be recorded and which shall contain a copy of the New City Law which is being made applicable to a portion of the Property.

2.4.2 Developer shall have the right to challenge the application under subsections (a) and (b) of **Section 2.4.1** of New City Laws to the Project. If Developer chooses to challenge the application of a New City Law to the Project, Developer shall give written notice to the City Attorney in accordance with **Section 6.11** of this Agreement. Developer's written notice shall inform the City of the factual and legal reasons why Developer believes the City cannot apply the New City Law to the Project consistent with the Vested Elements and this Agreement. The City shall respond to Developer's notice within thirty (30) days of receipt of such notice. Thereafter, the Parties

shall meet and confer within thirty (30) days of the date of Developer's receipt of the City's response with the objective of attempting to arrive at a mutually acceptable solution to this disagreement. If no mutually acceptable solution is reached at the conclusion of the meet-and-confer period, the Parties may initiate dispute resolution proceedings in accordance with **Section 4.4** below, or Developer may initiate a legal action or proceeding challenging such application. If it is determined at the conclusion of such dispute resolution process or legal action that such New City Laws apply to the Project, and if such New City Laws have the effect of substantially and materially preventing development of the Project in accordance with the Vested Elements (i) the Parties shall process an amendment to this Agreement in accordance with the Development Agreement Law, and/or (ii) the Parties shall amend the Project Approvals or amend the Applicable City Regulations without amending this Development Agreement to allow the Project to be built as originally intended.

2.4.3 There shall be a presumption that any New City Laws affecting the Project and having any of the following effects shall be considered inconsistent with the Vested Elements and this Agreement:

2.4.3.1 Limiting or reducing, directly or indirectly, the total number of residential units in the Project, the mix of residential types in the Project, or the maximum number of residential units allocated to an identified ownership interest within the Project.

2.4.3.2 Limiting or reducing the total retail square footage in the Project or the amount of retail square footage allocated to an identified ownership interest within the Project.

2.4.3.3 Limiting or materially changing the location of buildings, parking, grading, or other improvements on the Property.

2.4.3.4 Imposing new, modified, increased or additional dedication requirements.

2.4.3.5 Imposition of a Moratorium. This limitation on the City shall not apply when a Moratorium meets the requirements of **Section 2.4.1** for application of New City Laws to the Property; provided that the application of any such Moratorium to the Property shall be limited in both scope and time to only effectuate the purpose for which it was imposed. The Developers understand and agree that the City does not have authority or jurisdiction over another public agency's authority to grant a moratorium.

2.4.3.6 Except as required in **Section 2.13** (Inclusionary Housing), imposing requirements for dedication, sale, or other conveyance of residential units and/or lots for less than market price as determined by the Developers.

2.4.3.7 Fees, charges, or exactions that have the same effect as a Development Impact Fee, as defined in Chapter 9, Article V of the Salinas Municipal Code and/or as shown on **Exhibit B** and **Table 1 to Exhibit B**.

2.4.3.8 Materially frustrating the intent or purpose of the Vested Elements, except with respect to increased costs. Increased costs may be considered by the City when determining whether the intent or the purpose of the Vested Elements have been materially frustrated by a New City Law, but increased costs shall not be a sole determining factor.

2.5 As provided in Government Code Section 65869.5, this Agreement shall not preclude the application to the Property of changes in laws, regulations, plans, or policies, to the extent that such changes are specifically mandated and required by changes in state or federal laws or regulations. In the event State or Federal laws or regulations enacted after the Effective Date of this Development Agreement or action by any other governmental agency other than City prevent or preclude compliance with one or more provisions of the Vested Elements or this Development Agreement, or require changes in plans, maps or permits approved by City, this Development Agreement shall be modified, extended or suspended as may be necessary to comply with such State or Federal laws or regulations or the regulations of such other governmental agency. Immediately after enactment of any such new law or regulation, the Parties shall meet and confer in good faith to determine the necessity of any such modification or suspension based on the effect such modification or suspension would have on the purposes and intent of this Development Agreement. It is the intent of the Parties that any such modification or suspension be limited to that which is necessary, and to preserve to the extent possible the original intent of the Parties in entering into this Development Agreement. If the Parties are unable to reach agreement on the modification, then either party may submit the issue to dispute resolution pursuant to **Section 4.4** or may terminate this Agreement.

To the extent that any actions of federal or state agencies (or actions of other governmental agencies, including the City, required by federal or state agencies, or actions of the City taken in good faith to prevent adverse impacts upon the City by actions of federal, state, or other governmental agencies) have the effect of preventing, delaying, or modifying the development of the Property or any portion thereof, the City shall not in any manner be liable for any such prevention, delay, or modification.

2.6 Processing and Development

2.6.1 The Tentative Map includes a condition as required by Government Code Section 66473.7(b)(1). Final maps shall comply with Section 66473.7. This provision is included in this Agreement to comply with Section 65867.5 of the Development Agreement Statute. City agrees that Developer may file and process tentative maps or vesting tentative maps, including Parcelization Maps, in accordance with Chapter 4.5 (commencing with Section 66498.1) of Division 2 of Title 7 of the California Government Code, as the same may be amended from time to time, and the Applicable City Requirements. If final maps are not recorded for an entire parcel before such tentative map(s) would otherwise expire, the term of such tentative map(s) automatically shall be extended for the term of this Agreement or the term otherwise applicable to such map if this Agreement is no longer in effect. The term of any other permit (except building permits which shall not be extended), or other land use entitlements approved as a Project Approval or Subsequent Project Approval shall automatically be extended for the longer of the Term of this Agreement (including any extensions) or the term otherwise applicable to such Development Approval or Subsequent Project Approval if this Agreement is no longer in effect.

2.6.2 The City shall promptly accept, process, review and act upon all applications for permits and approvals for the Project, in a professional, timely manner including Subsequent Project Approvals under **Section 2.9** hereof. Upon request of the Developer, the City shall inform the Developer of the necessary application requirements for any requested City approval or requirement relating to the Project.

2.6.3 City and Developer shall cooperate in processing all applications for permits and approvals for the Project, provided, however, that such cooperation shall not include any obligation, on the City's part, to incur any un-reimbursed expense, and the City shall be entitled, subject to the terms of this Agreement and Developer's rights hereunder, to exercise all discretion to which it is entitled by law in processing and issuing any permits and approvals for the Project.

2.6.4 The Developers and the City shall comply with the time frames set forth in the Subdivision Map Act, and, if applicable, the Permit Streamlining Act (Government Code sections 65920 through 65963.1). The City shall endeavor to make sure that adequate staff is available to process the Developers' applications for permits and approvals within the time periods required by the Permit Streamlining Act and the Developers shall pay the City Processing Fees with respect thereto. If requested by the Developers (or any of them), the City in its sole direction may retain additional staff and overtime staff assistance or staff consultants as may be necessary to timely process some or all applications for permits and approvals for the Project on an expedited schedule. If

the Developers request that City pursue such expedited processing, City agrees to provide the Developers with reasonable prior notice of the amount and due date of the additional costs associated therewith. If the City determines to retain additional staff or to provide overtime staff assistance or staff consultants, the staff and the consultants shall be at the sole selection of the City and shall be paid for at the sole cost and expense of the Developers. Upon the City's written request, the Developers shall advance a deposit sufficient to cover the City's estimated costs. Such deposit shall be replenished, as necessary, from time to time, to assure that the City shall not bear any of the costs associated with additional staff, overtime, or staff consultants.

2.6.5 The Parties shall cooperate and diligently work to implement any zoning, tentative map, final development plan and/or land use, grading or building permits or approvals which are necessary or desirable in connection with the development of the Project in substantial conformance with the Vested Elements.

2.6.6 Notwithstanding any administrative or judicial proceedings, initiative or referendum concerning any of the Project Approvals, City shall process applications for permits and approvals as provided herein to the fullest extent allowed by law and Developer may proceed with development of the Project pursuant to the Project Approvals or Subsequent Project Approvals to the fullest extent allowed by law. City shall be entitled, subject to the terms of this Agreement and Developer's rights hereunder, to exercise all discretion to which it is entitled by law in processing and issuing any permits and approvals for the Project.

2.6.7 The term of any Permit Approval shall not include the period of time during which any moratorium, lawsuit, referendum, initiative or other legal challenge involving the Permit Approval was or is pending.

2.7 Development Timing.

The Parties acknowledge that Developer cannot at this time predict when or the rate at which the Property will be developed or the order in which each increment of the Project will be developed. Such decisions depend upon numerous factors which are not within the control of the Developer, such as market conditions and demand, interest rates, absorption, and other similar factors. Buildout of the Project, and the resulting need for public service facilities, will take many years. Development of the Project may be phased as homebuilding goes forward and creates the need for additional capacity. In particular, and not in any limitation of any of the foregoing, since the California Supreme Court held in *Pardee Construction Co. v. City of Camarillo*, 37 Cal.3d 465 (1984), that the failure of the Parties therein to consider and expressly provide for the timing of development resulted in a later-adopted initiative restricting the timing of development to prevail over such

parties' agreement, it is the Parties' desire to avoid that result by acknowledging that, unless otherwise expressly so provided in this Agreement, Developer shall have the vested right to develop the Project in such order and at such rate and at such times as Developer deems appropriate in the exercise of its business judgment provided Developer is in compliance with the Project Approvals, provided, however, nothing herein shall override any phasing or timing for development set forth in a Parcelization Map conditions of approval, Mitigation Monitoring and Reporting Program (the West Area, Salinas General Plan FEIR (2002), and Final Supplement to the Salinas General Plan Final Program FEIR 2007) mitigation measures, and Section 9.4 and other applicable sections of the Specific Plan.

2.8 Property Taxes; Processing Fees.

2.8.1 The Property shall remain subject to general property taxes, as well as special taxes, assessments, and fees, existing as of the Effective Date and to increases in such taxes, assessments, and fees permitted by law and Developer shall be obligated to incur Exactions in addition to those set forth in **Exhibit B** required to be imposed pursuant to State or Federal law, under the provisions of **Section 2.5**

2.8.2 Developer shall be obligated to pay all applicable application and processing fees, permitting fees, including development review applications, plan check, map review, inspection and monitoring fees and fees of outside consultants, for land use approvals, grading and building permits, temporary use of land permits, and other administrative and ministerial permits, and other permits and entitlements ("**Processing Fees**") in connection with the Project established and in effect at the time of application processing.

2.9. Subsequent Project Approvals. City may deny an application for a Subsequent Project Approval if such application is incomplete or otherwise does not comply with this Agreement or Applicable City Regulations or is materially inconsistent with the Project Approvals. The City may approve an application for a Subsequent Project Approval subject to any conditions reasonably necessary to bring the Subsequent Project Approval into compliance with this Agreement or Applicable City Regulations, or as necessary to make the Subsequent Development Approval consistent with the Project Approvals or if an amendment has been previously approved by the City to allow the requested deviation. If City denies any application for a Subsequent Project Approval, City shall specify in writing the reasons for such denial.

2.9.1. Nothing herein shall limit the ability of the City to require the necessary reports, analyses, or studies to assist in determining whether any of the requested Subsequent Approvals are consistent with applicable law and this Agreement.

2.10 Streets and Related Improvements.

2.10.1 The City had adopted a Traffic Improvement Fee Program (TFO) in recognition that the traffic impacts of new development are not limited to the immediate vicinity of the new development, but have an impact upon the major streets throughout the city and in part to ensure that new development contributes toward offsetting the burden it imposes upon the City's traffic system.

The City last updated its Traffic Improvement Fee Program (TFO) on January 19, 2010 (Resolution No. 19802). The City intends to update the TFO when it updates its General Plan, which is anticipated to begin in early 2020 ("TFO Update"). The TFO Update will be comprehensive and while the City cannot commit to a particular date by which the General Plan update and TFO Update will be completed, to a particular result, or to a particular approach or methodology, the TFO Update may take into consideration a number of factors including, but not limited to, cost estimates and elimination of the two-tier fee structure. Except as otherwise specifically set forth in this Agreement, in their development of the Project the Developers shall comply with the TFO. However, when the TFO update is complete, the Developers may choose, at their discretion, to initiate an amendment to this Agreement pursuant to **Section 3** of this Agreement to reflect changes resulting from the TFO Update. The Developers may also, at their discretion, request that the City form an assessment district or adopt a plan area fee as additional mechanisms to finance construction of the roadways and related improvements necessary for the Project.

2.10.2 The City plans to complete the Congestion Relief Project along the entire frontage of the WASP as a four-lane expressway with landscaped median, turn lanes, bike lanes, roundabouts, and traffic signage. The Congestion Relief Project will also include a widened four-lane bridge over Gabilan Creek within the Central Area Specific Plan (CASP). The Congestion Relief Project will include roundabouts at the intersections of Boronda Road with McKinnon Street and with Natividad Road. The Congestion Relief Project (which consists of four-lanes, landscaped median, turn lanes, bike lanes, roundabouts, and traffic signage) will be paid from a variety of sources including TFO funds, supplemented with Measure X funds, Senate Bill 1, potential grant funds, and other City revenues. Developers' contribution to the cost of the Congestion Relief Project shall include payment of TFO fees. Developers shall also be responsible for related improvements along the Boronda Road frontage including the Frontage Improvements (curb and gutter, sound wall, sidewalk, landscaping, street lighting, and right-of-way dedication). The Developers' responsibility shall also include the landscaping, irrigation, and maintenance of the landscaping in the ultimate third lane (10-feet) buildout of Boronda Road. (Exhibit D)

The Parties understand and acknowledge that completion of the Congestion Relief Project along the entire frontage of the WASP is important to the completion of development within this Project Area. The Parties further understand and acknowledge that the City cannot predict when or the rate at which the Congestion Relief Project will be commenced or will be completed. When the Congestion Relief Project will begin and will be completed depend upon numerous factors, not all of which are within the control of the City, such as weather, cost, challenges to the project, and similar factors. Consequently, the City cannot commit to a date certain by which its work on the Congestion Relief Project will begin or will be completed; however, in acknowledgement of the importance of the Congestion Relief Project to the Project, notwithstanding what is otherwise provided in **Section 1.2.2** of this Agreement, in the event the City has not completed the Congestion Relief Project along the entire frontage of the WASP (from McKinnon Street to Natividad Road) within seven (7) years of the Effective Date, the Original Term of this Agreement and the deadline for the Developers to meet their Project improvement obligations under Section 1.2.2, shall automatically be extended for five (5) years for any of the Developers who are not at that time in default of this Agreement.

2.10.3 The following streets within the West Area may by action of the City Council be designated as Major Thoroughfares: Collector Feature Street Section 3 (Road C), a segment of the Southerly Greenway, Collector Feature Street Section 4 (Road G), a segment of the Northerly Greenway, Boronda Road between McKinnon Street and Natividad Road, San Juan Grade Road between Boronda Road and the Russell Road Extension, Russell Road between San Juan Grade Road and Natividad Road, Rogge Road between the westerly boundary of the high school site and Natividad Road, and El Dorado Drive and McKinnon Street within the Project. Access to abutting lots and on-street parking are not allowed on these streets.

2.10.4 Improvements for other streets or street segments which are required by the Project EIR to mitigate cumulative impacts, but which are not included within the TFO shall be paid for by the Developers on a fair-share basis. These fair-share payments shall be indexed annually and shall be paid by the Developers in the same manner and at the same time that TFO payments are made.

2.10.5 All of the other interior streets not designated as major thoroughfares within the WASP will be constructed and paid for by Developers in accordance with the street sections contained in **Section 5** of the Specific Plan.

2.10.6 WASP streets shall be constructed in phases on a subdivision-by-subdivision basis in conjunction with the review and approval of individual tentative subdivision maps. Streets within the WASP shall be dedicated as part of the public street

system, shall be accepted by the City upon completion, and shall be maintained by the City through an assessment district upon expiration of the Developer's one-year warranty period.

2.10.7 When a Developer applies for a building permit and there are still traffic impact fees due to the City after applying all traffic fee credits assigned to that Developer, the Developer shall pay the difference at the then applicable rate. If the traffic impact fee credits issued on all of the Developer's buildings in the Project exceed the total traffic impact fees due, the City shall repurchase the excess traffic impact fee credits from the Developer at the then current rate.

2.10.8 The City shall grant to Developer Rights of Access subject to City's standard conditions for such Right of Access as may be necessary across, under, and over the surface and subsurface of all City streets as may be required from time to time for construction and installation of the following improvements:

2.10.8.1 Gas, electricity, water, wastewater, drainage, telephone, cable media, computer, security, telecommunications, and all other utilities, facilities and like improvements (including without limitation their related conduits, wires, lines, pipes, mains, pumps, meters and other structures, stations and improvements) necessary or desirous to the Project; and

2.10.8.2 Construction, paving, striping, cleaning, and repairing streets within the Project.

2.11. Parks and Recreation Facilities

2.11.1 Public Parks Provided. As described in **Section 2.9** of the WASP, the Project shall provide a total of 49.76 net acres of parkland ("the WASP Parkland") to meet the General Plan and Subdivision Ordinance requirement of 3 acres of developed parkland per 1,000 residents assuming buildout with 3.67 people per dwelling unit. The City will determine the final design of public park facilities, including the number and the type of sports fields that can be accommodated within the park configuration and acreage in accordance with City standards. The Community Park is ±30.83 net acres. Neighborhood parks vary from ±2.4 acres to ±3.6 acres in size. Small parks are typically less than two acres in size, but in no case less than 0.5 acres in size. Net acreage of each park will be refined in connection with tentative subdivision map review. The location, size and type of each park shall be substantially as shown in **Table 2-4 and Figure 2-7** of the WASP. The design standards for the WASP's parks shall be substantially as described in **Section 2.9.1** of the WASP. No additional dedication or reservation of park land or

open space, or the payment of any additional *in lieu* fee or exaction for park or open space land, shall be required of the Project.

2.11.2 Park Improvements. Improvements to dedicated parkland made by a Developer in accordance with the City's Park and Sports Facility Standards (May 2018) as approved by the Library and Community Services Director shall be deemed consistent with the General Plan, the Specific Plan, the City's park and sports facility standards and any other applicable standards adopted by the City.

2.11.3 Park Improvement Fees. The City shall adopt, and Developers shall pay, a new West Area Park Improvement Fee ("WAPIF") in an amount sufficient to fund the acquisition of designated WASP parkland, the cost of street improvements abutting such designated parkland, and the cost of park improvements to equip such parklands within the WASP in accordance with adopted park improvement standards. Developers who construct park improvements in accordance with adopted park improvement standards shall receive Park Improvement Fee credits in the amount of the actual cost of such improvements as constructed (hard and soft costs), not to exceed the per acre cost as calculated in the Park Facilities Development Impact Fee Update Study (Willdan, November 5, 2019) referred to herein as he WAPIF Fee Study, by type of park constructed. The fee credit for land will be $250,000 per acre and will be adjusted annually by the construction cost index change as published by the Engineering News Record in April along with all of the other development impact fees. The fee credits for the construction soft cost will be limited to the percentages of each category that were used in the WAPIF Fee Study, provided however, that costs actually be incurred but assigned to a "contingency" category may be converted to hard costs at the option of the Developer. WAPIF fees collected will be accounted for in a separate fund with Park Impact Fees so that, to the extent feasible, sufficient funds are available to pay fee credits as accrued. If sufficient funds are not available in the WAPIF fund to reimburse the Developer as provided herein, reimbursement will not occur until such time as sufficient funds become available. In the case of parkland purchased by the City from third parties, or park improvements constructed or installed by the City, the cost recovered by the City from WAPIF Fees or from the WAPIF fund shall be limited to the acquisition cost and park improvement costs (hard and soft costs) calculated in the WAPIF Fee Study by type of park constructed, and any cost overage shall not be charged to the Developers.

2.11.4 Timing of Park Dedications and Improvements. Dedications of WASP parkland and improvements to WASP parkland shall be coordinated on a subdivision-by-subdivision basis with the development of the overall WASP to the extent feasible to assure the availability of recreational facilities to serve the residents of the area. Developers shall not be required to dedicate or improve designated park land until such

park land is included in a recorded final subdivision map. The City shall coordinate its acquisition of parklands and construction of park improvements funded with Park Impact Fees so that, to the extent feasible, such improved parklands are available for use at the time of issuance of the first certificate of occupancy for residential development for which Park Impact Fees have been paid.

2.11.5 Community Park. The WAPIF will be in an amount sufficient to fund the cost of street improvements abutting such designated parkland, and the cost of park improvements to equip the community park in accordance with adopted park improvement standards.

2.11.5.1. Improvement of Community Park. Improvement of the Community Park shall be funded through the use of West Area Park Impact Fees as provided, in part, in **Section 8.5** of the Specific Plan. The recreation center buildings shall be funded through the Public Facilities Impact Fee (Recreation Services Impact Fee).

2.11.5.2. Sequential Development. Acquisition and improvement of WASP Community Park land shall be coordinated and sequenced on a subdivision-by-subdivision basis with the development of the overall WASP to the extent feasible.

2.12. School Sites.

2.12.1. The Project shall include sites for two (2) new elementary schools (±10 acres each) and one (1) new middle school (±20 acres).). The Project includes one (1) existing elementary School (McKinnon Elementary School) and one (1) existing high school (Rancho San Juan High School).

2.12.2. Sites for new schools within the West Area may be provided pursuant to a written agreement between Project Developers and the school districts. In the absence of such agreement, school sites shall be reserved by the Developer and acquired by the school district in accordance with **Section 31-804 *et seq.*** of the Salinas Municipal Code.

2.12.3. Responsibility for development of public schools, including the acquisition of school sites and the construction of school facilities, lies with the respective school districts.

2.12.4. Project Developers and the City shall cooperate with school districts to facilitate joint use of school sites and facilities.

2.12.5. If not needed for school purposes, as determined by the applicable school district, school sites may be developed for residential use up to a maximum of

fifteen (15) units per net residential developable acre.

2.12.6. The Project Developers shall be responsible for the payment of school impact fees pursuant to Government Code Section 65996 as specified by the Project EIR as full and complete school facilities mitigation.

2.13. Inclusionary Housing.

2.13.1 Inclusionary Housing Ordinance. All residential development within the Project shall comply with the City's Inclusionary Housing Ordinance embodied in Ordinance No. 2594, as adopted June 6, 2017, and Resolution No. 2567 (collectively the "Inclusionary Ordinance") and the Guidelines adopted pursuant thereto. For those Developers that choose to pay in lieu fees (for sale and rental) the in-lieu fees shall be set at the amount pursuant to the Inclusionary Housing Ordinance as of the Effective Date of this Agreement. The housing in lieu fees and/or rental housing impact fees will be adjusted by the percentage increase in the Engineering News Record (ENR) cost index, based on the most current April edition. The Inclusionary Ordinance is attached hereto as **Exhibit E**.

2.14. Infrastructure Financing.

2.14.1 Level of Municipal Services. In determining the level of improvement and service to be applied to and required by the Project, the City, the City's consultants, the FGA Developers and their consultants shall apply the factors and assumptions set forth in the City of Salinas Public Facilities Impact Fee Study (February 2014, adopted April 8, 2014) (the "Nexus Study") and in the Fiscal Impact Report.

2.14.2 City Development Impact Fees. Except as provided in **Sections 2.14.2.1 or 2.14.2.2** of this Agreement, the Developers shall be obligated to pay only those City Development Impact Fees as set forth in **Exhibit B** attached and incorporated herein by this reference. The City may not impose or exact additional or increased City Development Impact Fees on the Developers or the Project.

2.14.2.1 State and Federal Fees; Permits and Approvals. Notwithstanding **Section 2.14.2**, Developer shall be obligated to pay fees that may be imposed pursuant to State or Federal law (subject to **Section 4.6** of this Agreement). The Developers shall also comply with lawful requirements of, and obtain all permits and approvals required by other local, regional, state, and federal agencies having jurisdiction over the Developers' activities in furtherance of this Agreement. The Developers shall pay all required fees when due to federal, state, regional, or other local government agencies other than the City and acknowledge that the City does not control the amount of such fees.

2.14.2.2 Subsequent Project Approvals and City Processing Fees. This Development Agreement shall not limit the authority of the City to charge any and all lawfully enacted City Processing Fees required for Subsequent Project Approvals, including application, inspection and monitoring fees, fees for staff and consultants used by the City in connection with processing permit and other approvals, and fees for preparation of environmental analysis under CEQA, which are in force and effect on a city-wide basis and are in compliance with Government Code Section 66014.

2.14.2.3 Other Agency Impact Fees. Notwithstanding the provisions of **Section 2.14.2**, Developer shall be obligated to pay school impact fees imposed pursuant to the provisions of Government Code 65995 through 65996 and Education Code sections 17620 through 17626 and traffic impact fees imposed by the Transportation Agency for Monterey County (TAMC), in addition to whatever other agency impact fees may be imposed and applicable to the Project through the Term of this Agreement. Such fees shall be payable upon issuance of building permits, or at such other time as may be negotiated with the applicable agency.

2.14.2.4 Exactions. Except as expressly provided in this Agreement or mandated by state or federal law, the City shall not impose any additional development impact fees or charges or require any additional dedications or improvements through the exercise of the police power or otherwise, with the following exception: The City may impose reasonable additional fees, charges, dedication requirements as conditions of the City's approval of an amendment to the (i) Project Approvals, (ii) Subsequent Project Approvals, or (iii) this Agreement, which amendment is either requested by the Developers or agreed to by the Developers; and

2.14.3 Mitigation Measures. Nothing contained in this Agreement shall relieve Developer of the obligation to implement feasible mitigation measures identified in the Project EIR for the purpose of mitigating or avoiding significant environmental effects of the Project; provided, however, that City retains the authority to adopt substituted measures or findings of overriding circumstances as provided by CEQA and the CEQA Guidelines.

2.14.3.1. Agricultural Mitigation. The City's Agricultural Land Preservation Program (ALPP) was adopted on April 8, 2008 (Resolution No. 19422). The WASP, as part of the Salinas Future Growth Area Annexation and Sphere of Influence (SOI) Area, is a "GSA-MOU identified growth area" as defined in the ALPP. Developers shall comply with the ALPP as described in Section 9.5 of the Specific Plan. As set forth in Section 9.3 of the Specific Plan, the Developers will not be required to establish agricultural mitigation easements for the lands within the Project area and will be

required to pay an agricultural land mitigation fee in the amount of $750 per acre of converted land designated by the California Department of Conservation's Farmland Mapping and Monitoring Program as "Prime" or "of Statewide Importance" (Designated Farmland).

2.14.4. Drainage/Stormwater. The City and the Developers acknowledge and agree that the analysis, plans, polices and design of the drainage and stormwater management facilities of the Specific Plan conform with or exceed the requirements of the (stormwater management plan in effect as of the Effective Date). The City and the Developers further acknowledge that the storm water requirements and stormwater fees imposed upon development and redevelopment projects, as well as to individual properties, in the city change from time-to-time and that the Project will be subject to whatever storm water requirements, storm water programs and utilities, and stormwater fees are in effect as of the date of application for a Project Approval or a Subsequent Project Approval. Developer shall implement the drainage and stormwater management policies of the Specific Plan in phases as provided in **Section 8.3** of the Specific Plan.

2.14.5. Reimbursement Ordinance. On June 3, 2014, the City adopted an ordinance to provide for the establishment of one or more zones of benefit and the reimbursement for costs incurred in connection with the annexation and entitlement of lands in the North of Boronda Future Growth Area (Ordinance No. 2549, the "Reimbursement Ordinance")

2.14.6. Installation of Improvements; Inspections. In any instance where a Developer is required to install improvements that are subject to inspection and approval by the City, Developer shall obtain City approval of the plans and specifications, and provided Developer has supplied all information required by the City, the City shall promptly review and act on the application for such approval in a diligent manner in accordance with law. The commentary on plans shall specify the changes required to comply with City regulations. Developer shall correct the plans as requested or shall explain in writing why any changes were not made, or deviated from the changes requested by the City.

2.15. Significant Actions by Third Parties Necessary for Approval. At Developer's sole discretion, but consistent with the Project Approvals, Developer may apply for such other permits, grants of authority, agreements, and other approvals from other private, public and quasi-public agencies, organizations, associations or other public entities as may be necessary to the development of, or the provision of services and facilities to, the Project. The City shall cooperate with Developer in its endeavors to obtain such permits and approvals.

2.16. Cooperation of Parties. Each of the Parties shall act toward each other and the tasks necessary or desirous to the Project in a fair, diligent, expeditious and reasonable manner (except in those cases where a Party is given sole discretion under this Agreement), and no Party shall take any action that will unreasonably prohibit, impair or impede the other Party's exercise or enjoyment of its rights and obligations secured through this Agreement. This agreement to cooperate shall not require either Party to incur any un-reimbursed expenses.

2.17. Developer's Right to Rebuild. City agrees that Developer may renovate or rebuild portions of the Project within the Term of this Agreement should it become necessary due to fire, earthquake, or other natural disaster or changes in seismic requirements. Such renovations or reconstruction shall be processed as a Subsequent Project Approval. Any such renovation or rebuilding shall be subject to all design, density and other limitations and requirements imposed by this Agreement, and shall comply with the Project Approvals, the building codes existing at the time of such rebuilding or reconstruction, and the requirements of CEQA.

2.18. Fiscal Neutrality. The Fiscal Impact Report was prepared to summarize, among other things, estimated costs associated with providing required public services to, and the revenues generated by, the Project. Based upon the findings of the Fiscal Impact Report, the City has determined that the economic impact of the Project on the City will be fiscally positive. The conclusions of the Fiscal Impact Report are predicated among other things on the following assumptions regarding the shared responsibilities for ownership and maintenance of infrastructure between the City and the West Area of the Future Growth Area:

2.18.1 Construction and Dedication of Streets. The Developer shall construct or install all improvements within the City-maintained areas described in **Section 2.18.1** above. If Developer installs landscaping within the City-maintained areas, Developer shall maintain such landscaping in a healthy weed-free condition for one year following the City acceptance of the Project improvements. Developer shall dedicate such landscaped areas to the City.

2.19 Landscaping and Lighting Maintenance District. A Landscaping and Lighting Maintenance District ("LLMD") will be established by the City in connection with the development of the West Area to reimburse the City for the costs of maintenance performed by the City within the public areas of the Project, including but not limited to the following maintenance tasks:

(a) Maintenance of public parks less than two (2) acres in size.

(b) Operation and maintenance (including replacement as needed) of all street path lighting.

(c) Maintenance of all low-impact development (LID) areas within public streets, parcels, and rights-of-way, and in supplemental detention and retention basins (open space).

(d) Slurry coating of all interior streets and alleys every 5-7 years, depending on the deterioration of the asphalt as determined by the Public Works Director or his designee.

(e) Maintenance of all traffic calming devices, such as the center median islands, roundabouts, bulb-outs, and traffic circles, including landscaping.

(f) Maintenance and replacement of the public paths, street trees, decorative street furniture, and traffic/street signs.

(g) Maintenance of the landscaping and the walls within the abutting half of the right-of-way of the arterial streets surrounding the West Area.

(h) Maintenance of alleys (including paving) and the adjacent landscaping within alley rights-of-way and/or easements.

(i) Maintenance of landscaping located within the public right-of-way of the southerly greenway street/path and landscape easement.

The LLMD shall be established in phases on a subdivision-by-subdivision basis in conjunction with the review and approval of individual tentative subdivision maps. Prior to establishment of the LLMD the Developers shall provide all of such maintenance work. Developers shall maintain all areas of the LLMD until such time as the City reasonably determines there is sufficient residential development within the Project to support the City's costs of such maintenance.

2.20 Completion of Improvements. The City generally requires that all improvements necessary to service new development be completed prior to issuance of building permits (except model homes). However, the Parties acknowledge that some of the backbone improvements associated with the development of the Property may not need to be completed to adequately service portions of the Property as such development occurs. Therefore, as and when portions of the Property are developed, all backbone infrastructure improvements required to service such portion of the Property in accordance with the Project Approvals and Subsequent Project Approvals shall be completed prior to issuance of any building permits within such portion of the Property

(except permits for model homes). Provided, however, the Community Development Director may approve the issuance of building permits prior to completion of all such backbone improvements if the improvements necessary to provide adequate service to the portion of the Property being developed are substantially complete to the satisfaction of the City Engineer or the Developer has entered into an agreement with the City as provided in Section 66462 of the California Government Code, and that the Developer's performance to complete all of the backbone infrastructure is secured in the manner provided in Chapter 5 of the Subdivision Map Act (beginning with Section 66499).

2.21 Obligations of the Developers. The Developers shall develop the Property in accordance with and subject to the terms and the conditions of this Agreement, the Project Approvals, and the Subsequent Project Approvals, if any, and any amendments to the Project Approvals or this Agreement as may, from time to time, be approved pursuant to this Agreement. The failure of a Developer to comply with any term or condition of or fulfill any obligation of the Developers under this Agreement, the Project Approvals or the Subsequent Project Approvals or any amendments to the Project Approvals or to this Agreement as may have been approved pursuant to this Agreement, shall constitute a default by that Developer under this Agreement. An individual Developer's default under this Agreement shall not affect the rights or the obligations of the other non-defaulting Developers who have entered into this Agreement.

Except as otherwise provided herein, the Developers shall be responsible, at their sole cost and expense, to make the contributions, improvements, dedications, and conveyances set forth in this Agreement and the Project Approvals.

SECTION 3
AMENDMENT OF AGREEMENT AND SUBSEQUENT APPROVALS

3.1. Amendment of This Agreement. This Agreement may be amended from time to time in accordance with the Development Agreement Statute, only upon the mutual written consent of the City and Developer.

3.1.1. Major Amendments and Minor Amendments. Any amendments to this Agreement which affects or relates to (a) the Term of this Agreement, (b) permitted uses of the Property, (c) provisions for the reservation or dedication of land, (d) conditions, terms, restrictions, or requirements for subsequent discretionary action, (e) the density or the intensity of use of the Property or the maximum height or gross square footage of proposed non-residential buildings, or (f) monetary contributions by the Developers, shall be deemed a "Major Amendment" and shall require giving notice and a public hearing before the Planning Commission and the City Council. Any amendment

which is not a Major Amendment shall be deemed a "Minor Amendment."

The Parties acknowledge that refinement and further implementation of the Project may demonstrate that certain minor changes may be appropriate with respect to the details and performance of the Parties under this Agreement. The Parties desire to retain a certain degree of flexibility with respect to the details of the Project and with respect to those items covered in the general terms of this Agreement. If and when the Parties fine that clarifications, minor changes, or minor adjustments are necessary or appropriate and do not constitute a Major Amendment, they shall effectuate such clarifications, minor changes, or minor adjustments through a written Minor Amendments approved in writing by the Developers and the City Manager. Unless otherwise required by law, no such Minor Amendment shall require prior notice or hearing, nor shall it constitute an amendment to this Agreement.

The City Attorney shall have the authority to determine if an amendment is a Major Amendment or a Minor Amendment. The City Attorney's determination may be appealed to the City Council.

3.2 Amendment of Project Approvals. The Project Approvals from time to time, may be modified in the following manner:

3.2.1. Amendment to this Agreement Not Contemplated. Subsequent Project Approvals and (except as expressly provided below) modifications to Project Approvals shall not require an amendment to the terms of this Agreement, and the terms of this Agreement shall apply to all Subsequent Project Approvals and amendments to modifications to Project Approvals, without any further action of the Parties.

3.2.2. Determination of Need for an Amendment. Upon the written request of the Developer, the City Attorney shall determine whether any requested modification of the Project Approvals requires an amendment to the terms of this Agreement. If the City Attorney finds that the proposed modification does not result in a material change to the terms of this Agreement, the modification shall be approved administratively as a Minor Revision as provided in **Section 9.7.1** of the Specific Plan without amendment of this Agreement.

3.2.3. Processing of Amendments. Any request by the Developer for a modification of the Project Approvals that is determined by the City Attorney to require an amendment to this Agreement shall be processed as an amendment to this Agreement in accordance with the Development Agreement Statute and **Section 9.7.2** of the Specific Plan..

3.2.4. Administrative Approval of Minor Revisions. Minor modifications to Project Approvals that do not materially change the character of the Project, such as minor adjustments in location or area that do not increase the overall size of the Project site, minor changes in the location of buildings, substitution of custom homes in the place of pre-designed homes, or the area designated for year-round outdoor/sidewalk/parking lot display by the anchor tenant, design and architectural details, floor plan or landscaping, as well as modifications listed in **Section 9.7.1** of the Specific Plan, do not require amendment of this Agreement, and shall be approved administratively through the building permit process without the necessity of notice, hearing, CEQA review, separate application or process.

3.2.5. CEQA Review. The City has conducted extensive environmental review of the Project Approvals and has certified the West Area Specific Plan Final Environmental Impact Report (the "Project EIR") pursuant to the requirements of CEQA. To the maximum extent permitted by law, the City shall process Subsequent Project Approvals under the existing CEQA approvals (or as an addendum or supplement to the existing CEQA approvals) and shall not require further CEQA action unless such additional review is legally mandated under the CEQA Guidelines. The Parties acknowledge that certain discretionary Subsequent Project Approvals, if any, may be legally required to be subject to additional review under CEQA. The City shall process all documents required under CEQA for the Project. Notwithstanding any other provision of this Agreement, nothing contained in this Agreement is intended to limit or restrict the discretion of the City to take any appropriate action as may be required by CEQA with respect to any such discretionary Subsequent Project Approvals. The Developers are responsible for all costs associated with any additional CEQA review required for Subsequent Project Approvals, including the payment of recording fees (if any) and the Notice of Determination Fee or Notice of Exemption Fee, as applicable.

SECTION 4
DEFAULT, REMEDIES, TERMINATION

4.1 Defaults.

4.1.1 Except for Non-curable Defaults, any failure by the City or Developer to perform any term or provision of this Agreement, which failure continues uncured for a period of thirty (30) days following written notice of such failure from the other Party (unless such period is extended by written mutual consent), shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged failure and, where appropriate, the manner in which such alleged failure may be satisfactorily cured. If the nature of the alleged failure is such that it cannot reasonably be cured within such 30-day period, then the commencement of the

cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure, provided that if the cure is not diligently prosecuted to completion, the default shall continue and no additional cure period shall be provided. If the alleged failure is cured, then no default shall exist and the noticing Party shall take no further action. If the alleged failure is not cured, then a default shall exist under this Agreement and the non-defaulting Party may exercise any of the remedies available under **Section 4.3**.

4.1.2 Any Assignment or other transfer in violation of **Section 5** shall be considered a Non-curable Default.

4.1.3 No failure or delay in giving notice of default shall constitute a waiver of default; provided, however, provision of notice and opportunity to cure shall nevertheless be a prerequisite to the enforcement or correction of any Default.

4.2 Actions During Cure Period. During any cure period specified under **Section 4.1.1** and during any period prior to delivery of any notice of default, the Party charged shall not be considered in default for purposes of this Agreement. If there is a dispute regarding the existence of a default, the Parties shall otherwise continue to perform their obligations hereunder, to the maximum extent practicable in light of the disputed matter and pending its resolution or formal termination of the Agreement as provided herein.

4.3 Remedies for Non-Defaulting Party.

4.3.1 In the event either Party is in default under the terms of this Agreement, subject to any applicable requirements of **Section 4.4**, the other Party may elect to pursue any of the following courses of action: (i) waive such default; (ii) pursue administrative remedies as provided in this Agreement; and (iii) pursue any judicial remedies available.

4.3.1.1 Developers' Default; Enforcement. No building permit shall be issued or building permit application accepted for the building shell of any structure on the Property if the permit applicant owns or controls any property subject to this Agreement and if such applicant or any entity or person controlling such applicant is in default under the terms and the conditions of this Agreement unless such default is cured or this Agreement is terminated. The Developer shall cause to be placed in any covenants, conditions, and restrictions applicable to the Property, or in any ground lease or conveyance thereof, express provision for an owner of the Property, lessee or City acting separately or jointly to enforce the provisions of this Agreement and to recover reasonable attorneys' fees and costs for such enforcement.

4.3.2 Unless otherwise provided in this Agreement, either Party, in addition to any other rights or remedies, may institute legal action to cure, correct, or remedy any default by the other Party to this Agreement, to enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation hereunder or to seek specific performance.

4.4 Dispute Resolution; Legal Action.

4.4.1 Mediation. Except as otherwise provided herein, no action or proceeding with respect to any dispute, claim or controversy arising out of or relating to this Agreement ("**Dispute**") may be commenced until the matter has been submitted to mediation. Either Party may commence mediation by providing to the other Party a written request for mediation, setting forth the subject of the Dispute and the relief requested. The Parties shall cooperate with one another in selecting a mediator and in scheduling the mediation proceedings in Monterey County (unless otherwise agreed by the Parties). The Parties covenant that they will participate in the mediation in good faith, and that they will share equally in its costs. All offers, promises, conduct and statements, whether oral or written, made in the course of the mediation by any of the Parties, their agents, employees, experts and attorneys, and by the mediator are confidential, privileged and inadmissible for any purpose, including impeachment, in any litigation or other proceeding involving the Parties, provided that evidence that is otherwise admissible or discoverable shall not be rendered inadmissible or non-discoverable as a result of its use in the mediation. Either Party may seek equitable relief prior to the mediation to preserve the status quo pending the completion of that process. Except for such an action to obtain equitable relief, neither Party may commence a civil action or proceeding with respect to the matters submitted to mediation until after the completion of the initial mediation session, or 45 days after the date of filing the written request for mediation, whichever occurs first. Mediation may continue after the commencement of a civil action or proceeding, if the Parties so desire. The provisions of this **Section 4.4.1** may be enforced by any court of competent jurisdiction, and the Party seeking enforcement shall be entitled to an award of all costs, fees and expenses, including attorneys' fees, to be paid by the Party against whom enforcement is ordered.

4.4.2 If the mediation required under the provisions of this Agreement has not resolved the Dispute any Party to this Agreement may then commence an action or proceeding relating to a Dispute. Jurisdiction over any such dispute(s) shall be had in Monterey County or in the appropriate federal court with jurisdiction over the matter.

4.5 Annual Review.

4.5.1 Each year during the Term of this Agreement beginning on or about the first anniversary date of the execution of this Agreement, the City shall review the extent of good faith compliance by Developers with the terms of this Agreement. This review shall be conducted by the Community Development Director and shall be limited in scope to compliance with the terms of this Agreement pursuant to the Development Agreement Statute.

4.5.2 A finding by the Community Development Director of good faith compliance by Developers with the terms of this Agreement, or a lack of a finding to the contrary, shall conclusively determine such good faith compliance up to and including the date of such review.

4.5.3 The burden of proof, by substantial evidence, of good faith compliance shall be upon the Developers. The Developers shall provide the evidence determined to be necessary by the City Attorney to demonstrate good faith compliance with the provisions of this Agreement. The Community Development Director may conduct the annual review notwithstanding the Developers' failure to submit the written request or to provide substantial evidence of compliance. Costs reasonably incurred by the City in connection with the annual review and any related hearing shall be paid by the Developers in accordance with the City's schedule of fees in effect at the time of the review. If, following such review, the Community Development Director is not satisfied that the Developers have demonstrated good faith compliance with all the terms and the conditions of this Agreement, the Community Development Director may refer the matter along with her or his recommendation to the City Council. Similarly, in the event the Developers disagree with the Community Development Director's determination of non-compliance with all the terms and the conditions of this Agreement, the Developers may appeal the Community Development Director's determination to the City Council to determine whether the Developers are in compliance.

4.5.4 With respect to each year for which an annual review of compliance with this Agreement is conducted, upon request of Developers (or any of them), the City shall provide Developer with a written "**Notice of Compliance**," or, based on substantial evidence of a material failure of Developer to comply in good faith with the terms of this Agreement after notice and a reasonable opportunity to Developer to cure such failure, "**Notice of Non-compliance**," as applicable, duly executed and acknowledged by the City. Either Party shall have the right to record any such notice.

4.5.5 Failure by the Developers (or any of them) to request review under this **Section 4.5** or failure of City to initiate review under this **Section 4.5** shall not invalidate any provisions of this Agreement or constitute a default hereunder.

4.6 Force Majeure Delay, Extension of Times of Performance.

4.6.1 In addition to specific provisions of this Agreement, performance by any Party hereunder shall not be deemed to be in default where delays or defaults are due to a Force Majeure Event.

4.6.2 Any Party claiming a delay as a result of a Force Majeure Event shall provide the other Party with written notice of such delay, the reason for the delay and an estimated length of delay. Upon the other Party's receipt of such notice, the period of time for performance of any obligation or duty shall be automatically extended for the period of the Force Majeure Event, unless the other Party objects in writing within thirty (30) days after receiving the notice. In the event of such objection, the Parties shall meet and confer within thirty (30) days after the date of objection to arrive at a mutually acceptable solution to the disagreement regarding the delay. If no mutually acceptable solution is reached at the conclusion of the meet and confer session(s), either Party may initiate dispute resolution proceedings as set forth in **Section 4.4** of this Agreement. During the period of any Force Majeure Event extension, the Parties shall use their best efforts to minimize potential adverse effects resulting from the Force Majeure Event.

4.7 Legal Challenge by Third Party.

4.7.1 It is specifically understood and agreed by the Parties that the Project contemplated by this Agreement is a private development, that the City has no interest in or responsibility for or duty to third persons concerning any of said improvements, except for those improvements that are accepted by the City for maintenance and responsibility, and that the Developers shall have the full power over and exclusive control of the Property subject only to the limitations and the obligations of the Developers under this Agreement.

4.7.2 In the event of any administrative, legal or equitable action or other proceeding instituted by any person, entity or organization (not a Party to this Agreement) challenging the validity or enforceability of this Agreement, the Parties shall cooperate with each other in the defense of any such challenge, provided such cooperation shall not extend to payment of funds or expenses in defending such challenge unless agreed by the cooperating Party.

4.7.3 Developer shall indemnify, defend and hold harmless the City, its officers, agents, employees, officers from any claim, action or proceeding brought by a third party within the applicable statute of limitations (i) challenging the validity of this Agreement or seeking to attack, set aside, void or annul any action, decision or approval taken by the City pursuant to this Agreement, (ii) any development of the Property

during the term of this Agreement or the Project Approvals, (iii) any actions or inactions by the Developers (or any of them) or their contractors, subcontractors, agents, or employees in connection with construction of the improvement of the Property and the Project, or (iv) seeking damages which may arise directly or indirectly from the negotiation, formation, execution, enforcement or termination of this Agreement. Nothing in this Section shall be construed to mean that Developer shall hold the City harmless or defend it to the extent that such claims, costs or liability arise from, or are alleged to have arisen from, the sole negligence or willful misconduct of the City. The City shall cooperate with Developer in the defense of any matter in which Developer is defending or holding the City harmless and for such purpose Developer shall retain competent legal counsel approved by the City, which approval shall not be unreasonably withheld or delayed; provided, however, that the City and the Developers shall each bear their own respective costs, if any, arising from such defense. The City shall promptly notify the Developers of any such claim, action or proceeding. If the City fails to promptly notify the Developers of any such claim, action or proceeding, or if the City fails to cooperate fully in the defense, the Developer shall not thereafter be responsible to defend, indemnify or hold harmless the City. Nothing contained in this Agreement prohibits the City from participating in the defense of any claim, action or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.

4.8 Estoppel Certificate.

4.8.1 Either Party may, at any time, and from time to time, deliver written notice to the other Party requesting such Party to certify in writing that, to the knowledge of the certifying Party:

4.8.1.1 This Agreement is in full force and effect, and unless otherwise indicated has not been amended.

4.8.1.2 To best of knowledge, the Party requesting such certificate is not in default of the performance of its obligations under this Agreement, or alternatively, if a default exists or notice of default has been given, the nature and amount of any such defaults.

4.8.2 A Party receiving a request hereunder shall execute and return such certificate within twenty (20) business days following the receipt thereof. The Parties acknowledge that any certificate given hereunder may be relied upon by any governmental agency, any assignee, and other persons having an interest in the Project, including holders of any deed of trust. The City Manager shall be authorized to execute any such certificate for the City, unless otherwise directed by the City Council.

4.9 Termination of Agreement. This Agreement is terminable by mutual written consent of the Parties, and such termination shall not require or be contingent upon the approval or consent of any other person or entity. Any obligations of indemnification and defense relating to matters arising before termination of this Agreement shall survive termination of this Agreement. Any unused fees, fee credits or deposits shall be refunded to Developers forthwith. Any one or more of the Developers may terminate this Agreement upon the City's mutual written consent. In the event any one or more of the Developers so terminates this Agreement with respect to their portion of the Property, the rights and obligations of the remaining Developers under this Agreement shall not be effected and this Agreement shall remain in full force and effect as to those remaining Developers.

4.9.1 Except as otherwise set forth in this Agreement, if this Agreement is terminated by mutual written consent of the Parties, neither Party shall have any further rights or obligations under this Agreement. Subject to **Section 4.9.3**, each Party understands that it may have sustained damages that arise, or may arise out of, or relate to the termination of this Agreement that may not be apparent and that are presently unknown. Each Party waives, with respect to termination of this Agreement by mutual written consent of the Parties, any claims for all such damages. The waivers and releases in this Agreement include waivers and releases of any claims for unknown or unanticipated injuries, losses, or damages arising out of or relating to termination of this Agreement by mutual written consent of the Parties.

4.9.2 Subject to **Section 4.9.3**, each Party waives, with respect to termination of this Agreement by mutual written consent of the Parties, all rights or benefits that it has or may have under Section 1542 of the California Civil Code to the extent it would otherwise apply. Section 1542 reads as follows:

> A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor.

4.9.3 Nothing herein contained shall release or excuse Developer in the performance of its obligations to indemnify and defend the City as provided in this Agreement.

4.10 Limitation on Legal Actions. In no event shall the City, or its officers, employees, or agents be liable in damages for any breach or violations of this Agreement, it being expressly understood and agreed that the Developers sole legal remedy for a breach or a violation of this Agreement by the City shall be a legal action in mandamus,

specific performance, or other injunctive or declaratory relief to enforce the provisions of this Agreement.

SECTION 5
ASSIGNMENTS

5.1 Limitation As To Assignment. Except as permitted by **Section**s 5.2 and 5.3 of this Agreement, Developer shall not assign, or attempt to assign or otherwise transfer this Agreement or any right herein (each referred to as an "**Assignment**") in whole or in part, without the prior written approval of the City, which approval shall not be unreasonably withheld, conditioned or delayed. The City may refuse to give its consent only if, in light of the proposed assignment and financial resources, such assignee would not in the City's reasonable opinion be able to perform the obligations proposed to be assumed by such assignee. The Developers acknowledge that the identity, make-up and proposal of the Developers are of particular concern to the City and it is because of these matters that the City has entered into this Agreement.

5.2 Permitted Assignment. The prior written approval of the City shall not be required for the following Assignments:

5.2.1 Any Assignment to one or more Affiliates of Developer; or

5.2.2 The merger, consolidation, restructuring or sale of substantially all of the assets of Developer or of any Affiliate; or

5.2.3 The assignment to any trustee by way of a deed of trust in favor of holder or beneficiary under such deed of trust, or the absolute or collateral assignment, pledge, grant or transfer to such holder, of the Developer's right, title and interest in, to and under this Agreement for the purpose of creating an encumbrance on or security interest in such interest, or to or by any such holder or other purchaser in connection with its acquisition of the Project Site by foreclosure or deed in lieu of foreclosure; or

5.2.4 The sale of individual parcels to third parties (provided, however, that such parcels shall be subject to the Specific Plan and Project Approvals).

5.3 Assumption of Assigned Obligations. As a condition to any Assignment under this Agreement, any person or entity accepting such Assignment ("**Assignee**") shall assume all of the obligations of this Agreement as they pertain to the portion of the Property being transferred to the Assignee. The assumption shall be on a form acceptable to the City and following the Assignment shall be recorded on the portion of the Property transferred. This requirement shall apply whether or not the transfer requires approval of the City.

5.4 Release of Developer. Upon the effectiveness of any Assignment and assumption of Developer's obligations by any Assignee, the Developer shall be fully relieved and released of each of its duties and obligations with respect to the portion of the Property transferred to the transferee from and after the date of such transfer, except as to those obligations of Developer under this Agreement, Project Approvals or Applicable City Regulations that affect more than the portion of the Property being transferred.

5.5 Successive Assignment. In the event of any Assignment under the provisions of this **Section 5**, the provisions of this **Section 5** shall apply to each successive Assignment and Assignee. The Developer's obligations under this Agreement with respect to the portion of the Property transferred which are to be assumed by the Assignee shall be set out in substantially the form of the Assignment and Assumption Agreement.

5.6 Unapproved Transfers Void. Any Assignment, or attempted Assignment, that is not approved by the City as required under this **Section 5**, or that is inconsistent with the provisions of this **Section 5,** shall be unenforceable and void and shall not release Developer from any rights or obligations hereunder.

SECTION 6
GENERAL PROVISIONS

6.1 Notice of Default to Mortgage, Deed of Trust or Other Security Interest Holders; Right to Cure. The Developer's breach of any of the covenants or restrictions contained in this Agreement shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to the Project, or any part thereof or interest therein, whether or not said mortgage or deed of trust is subordinated to this Agreement, but, the terms, conditions, covenants, restrictions and reservations of this Agreement shall be binding and effective against the holder of any such mortgage or deed of trust or any owner of the Project, or any part thereof, whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

6.2 Covenants Binding on Successors and Assigns. This Agreement and all of its provisions, agreements, rights, powers, standards, terms, covenants and obligations, shall be binding upon the Parties and their respective successors (by merger, consolidation, or otherwise) and assigns, and all other persons or entities acquiring the Property, or any interest therein, and shall inure to the benefit of the Parties and their respective successors (by merger, consolidation or otherwise) and assigns.

6.3 Covenants Run With Land. The provisions of this Agreement shall be enforceable during the Term as equitable servitudes and constitute covenants running with the land pursuant to applicable law, including, but not limited to Section 1468 of the Civil Code of the State of California. Each covenant to do or refrain from doing some act on the Property which is for the benefit of the Property or shall constitute a burden upon the Property, as applicable, shall run with the land, and is binding upon each Party and each successive owner during its ownership of the Property, or any portion thereof.

6.4 Bankruptcy. The obligations of this Agreement shall not be dischargeable in Bankruptcy.

6.5 Reimbursement of Development Agreement Costs and Fees. Prior to the City's issuance of any Subsequent Project Approvals, the Developers shall reimburse the City for all its reasonable and actual costs, fees, and expenses incurred in drafting, reviewing, revising, and processing this Agreement, including, but not limited to, recording fees, ordinance publication fees, staff time in preparing staff reports, and staff time, including legal counsel and special counsel fees, for preparation and review of this Agreement and changes requested by the Developers (or any of them). Exhibit F.

6.6 Reimbursement of Annexation Costs and Fees. Prior to the City's issuance of any Subsequent Project Approvals, the Developers shall reimburse the City for all its reasonable and actual costs, fees, and expenses incurred in relation with the annexation of the Property into the City including, but not limited to, staff time, legal counsel fees, consultant fees, and publication fees. Exhibit G.

6.7 Preamble, Recitals, Exhibits. References herein to "**this Agreement**" shall include the Preamble, Recitals and all of the exhibits of this Agreement.

6.8 Attorneys Fees. Should any legal action or proceeding be brought by either Party regarding any matter arising out of or relating to this Agreement, the prevailing Party in such action shall be entitled to recover reasonable attorneys' fees actually incurred, court costs, and such other costs as may be determined by the court.

6.9 Project as a Private Undertaking. It is specifically understood and agreed by and between the Parties hereto that the development of the Project is a separately undertaken private development and Developer shall have full power over and exclusive control of the Project subject only to the limitations and obligations of Developers under this Agreement and the Project Approvals and Subsequent Project Approvals. No partnership, joint venture, agency or other association of any kind between Developers and the City is formed by this Agreement. The only relationship between the City and

Developer is that of a governmental entity regulating development and the owner of the Project.

6.10 Construction. As used in this Agreement, and as the context may require, the singular includes the plural and vice versa, and the masculine gender includes the feminine and neuter and vice versa.

6.11 Notices. All notices, demands, or other communications which this Agreement contemplates or authorizes shall be in writing and shall be personally delivered, mailed by certified mail, return receipt requested, or delivered by reliable overnight courier, to the respective Party as follows:

If to City:
City of Salinas
200 Lincoln Avenue
Salinas, CA 93901
Attn: City Manager

With a Copy To:
City Attorney
City of Salinas
200 Lincoln Avenue
Salinas, CA 93901
Attn: City Attorney

And

Community Development Director
City of Salinas
65 West Alisal, 2nd Floor
Salinas, California 93901

If to Developer:

Rexford Title, Inc.
Attention: Mark Kelton
2716 Ocean Park Blvd., Suite 3006
Santa Monica, CA 90405

Ray Harrod, Jr.

365 Victor Street, Suite S
Salinas, CA 93907

Patricia Jane Bondesen
Three Ravine Way
Kentfield, CA 94904

RCS Salinas Investment I, LLC
Attention: Joseph Rivani
3470 Wilshire Blvd. Suite 1020
Los Angeles, CA 90010

Alvin C. and Karen Rae Mortensen
27840 Mesa Del Toro Road
Salinas, CA 93908

Kaylene M. Mortensen, Trustee
C/O Alvin C. Mortensen
Attorney-in- Fact
27840 Mesa Del Toro Road
Salinas, CA 93908

Krista L. Vannest
C/O Alvin C. Mortensen
Attorney-in- Fact
27840 Mesa Del Toro Road
Salinas, CA 93908

Brian S. Mortensen
C/O Alvin C. Mortensen
Attorney-in- Fact
27840 Mesa Del Toro Road
Salinas, CA 93908

Marc D. Mortensen
C/O Alvin C. Mortensen
Attorney-in- Fact
27840 Mesa Del Toro Road
Salinas, CA 93908

Diane M. Vorwerck, Trustee
C/O Alvin C. Mortensen
Attorney-in- Fact
27840 Mesa Del Toro Road
Salinas, CA 93908

Nancy Lyn Kelley
C/O Alvin C. Mortensen
Attorney-in- Fact
27840 Mesa Del Toro Road
Salinas, CA 93908

Ann E. Aaroe
980 Seacliff Drive
Carlsbad, CA 92011

Ann E. Aaroe, Trustee
980 Seacliff Drive
Carlsbad, CA 92011

With a Copy To:
Brian Finegan
Attorney at Law
P. O. Box 2058
Salinas, CA 93902

A notice shall be effective on receipt. Any Party may change the address stated herein by giving written notice to the other Party, and thereafter notices shall be addressed and transmitted to the new address. Any notice given to the Developer as required by this Agreement shall also be given to any lender which provides written request to City for notice.

6.12 Invalidity of Agreement; Severability. If this Agreement shall be determined by a court to be invalid or unenforceable, this Agreement shall automatically terminate as of the date of final entry of judgment.

If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a specific situation, is found to be invalid, or unenforceable, in whole or in part for any reason, the remaining terms and provisions of this Agreement shall continue in full force and effect unless an essential purpose of this

Agreement would be defeated by loss of the invalid or unenforceable provisions, in which case either Party may terminate this Agreement by providing written notice thereof to the other. In the event of such termination, the provisions of **Section 4.9** relating to termination of the Agreement by mutual written consent of the Parties shall apply. Without limiting the generality of the forgoing, no judgment determining that a portion of this Agreement is unenforceable or invalid shall release Developer from its obligations to indemnify the City under this Agreement.

6.13 Applicable Law; Venue. The interpretation, validity, and enforcement of the Agreement shall be governed by and construed under the laws of the State of California. Any suit, claim, or legal proceeding of any kind related to this Agreement shall be filed and heard in a court of competent jurisdiction in Monterey County. The Developers acknowledge and agree that the City has approved and has entered into this Agreement in the sole exercise of its legislative discretion and that the standard of review of the validity or the meaning of this Agreement shall be that accorded legislative acts of the City.

6.14 Waivers. No waiver of any obligations under this Agreement shall be enforceable or admissible unless set forth in a writing signed by the Party against which enforcement or admission is sought. No delay or failure to require performance of any provision of this Agreement shall constitute a waiver of that provision as to that or any other instance. Any waiver granted shall apply solely to the specific instance expressly set forth in such writing. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver or a waiver of a subsequent breach of the same or any other provision of this Agreement.

6.15 Signatures. The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of Developer and the City. This Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns.

6.16 Exhibits. The following exhibits are attached to this Agreement and are hereby incorporated herein by this reference for all purposes as if set forth herein in full:

A-1	Map of West Area of Future Growth Area
A-2.1	Map of Rexford Property
A-3.1	Map of Bondesen Property
A-4.1	Map of Mortensen Property

A-5.1	Map of Harrod Property
A-6.1	Map of Global Property
A-7.1	Map of Kantro Property
B	Exactions Applicable to the Project E
Table 1 to Exhibit B	Development Impact Fees
C	Regulations Applicable to the Project
D	Boronda Road (WASP Project Buildout)
E	Inclusionary Housing Ordinance and Guidelines
F	Development Agreement Costs and Fees
G	Annexation Costs and Fees

6.17 Interpretation. This Agreement has been drafted jointly, and reviewed by the Parties and their attorneys and, therefore, shall not be construed in favor of or against a Party that may have drafted any particular term or provision. Prior versions or drafts of this Agreement shall not be used to interpret the meaning or intent of this Agreement or any provision hereof.

6.18 Entire Agreement. This Agreement constitutes the entire understanding and agreement of the Parties concerning the subject matter hereof. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiation or previous agreements between the Parties with respect to all or any part of the subject matter hereof. To the extent that there are conflicts or inconsistencies between this Agreement and any prior agreement, the provisions of this Agreement shall prevail.

6.19 Further Assurances and Acts. Each Party shall perform all acts and execute all documents and instruments that may be necessary or convenient to carry out its obligations under this Agreement.

6.20 Signatures; Signature Pages; Execution in Counterparts. The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective individuals or legal entities of the Developers and of the City. This Agreement shall inure to the benefit and be binding upon the Parties hereto and their respective successors and assigns. For convenience, the signatures of the Parties to this Agreement may be executed and acknowledged on separate pages in counterparts which, when attached to this Agreement, shall constitute this as one complete Agreement.

6.21 Time of the Essence. Time is of the essence in the performance of each Party's respective obligations under this Agreement.

6.22 No Third Party Rights. Nothing in this Agreement, whether express or implied, is intended to or shall do any of the following:

(a) Confer any benefits, rights or remedies under or by reason of this Agreement on any persons other than the express Parties to it;

(b) Relieve or discharge the obligation or liability of any person not an express Party to this Agreement;

(c) Give any person not an express party to this Agreement any right of subrogation or action against any Party to this Agreement.

IN WITNESS WHEREOF, the City and Developers have executed this Agreement as of the date first hereinabove written.

"City":

CITY OF SALINAS,

a municipal corporation

By: _____
Mayor, Kimbley Craig

APPROVED AS TO FORM:

_____
City Attorney, Christopher A. Callihan

ATTEST:

_____
City Clerk, Patricia M. Barrajas

"Developers":

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Monterey

On December 22, 2020 (Date) before me, M. Elizabeth Soto, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Christopher A. Callihan and Kimbley Craig (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

M. ELIZABETH SOTO
Notary Public - California
Monterey County
Commission # 2325309
My Comm. Expires Apr 19, 2024

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (*Signature of Notary Public*)

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Development Agreement

Document Date: December 22, 2020 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Christopher A. Callihan	Signer's Name: Kimbley Craig
☒ Corporate Officer – Title(s): City Attorney	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☒ Other: Mayor
Signer is Representing: City of Salinas	Signer is Representing: City of Salinas

©2017 National Notary Association

Rexford Title, Inc.
A California corporation

By: _____
Its: Vice President
Mark Leekley

By: _____
Its: President
Mark Kelton

_____
Patricia Jane Bondesen

_____
Alvin C. Mortensen, Trustee of the
Mortensen Family Trust dated
December 4, 1989

_____
Karen Rae Mortensen, Trustee of the
Mortensen Family Trust dated
December 4, 1989

_____
Kaylene M. Mortensen, Trustee of the
G&K Mortensen Revocable Trust dated
December 1, 2000

_____
Krista L. Vannest

_____
Brian S. Mortensen

_____
Marc D. Mortensen

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On November 20th, 2020 *Date* before me, Angela P. Scribner, Notary Public *Here Insert Name and Title of the Officer*

personally appeared Mark Leekley and Mark Kelton *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ANGELA P. SCRIBNER
Notary Public - California
Los Angeles County
Commission # 2301366
My Comm. Expires Sep 11, 2023

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Development Agreement

Document Date: 11/20/20 Number of Pages: 67

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

©2018 National Notary Association

Rexford Title, Inc.
A California corporation

By: _____
Its: _____

See Attached Notary Certificate DN

By: _____
Its: _____

Patricia Jane Bondesen

Patricia Jane Bondesen

_____
Alvin C. Mortensen, Trustee of the
Mortensen Family Trust dated
December 4, 1989

_____
Karen Rae Mortensen, Trustee of the
Mortensen Family Trust dated
December 4, 1989

_____
Kaylene M. Mortensen, Trustee of the
G&K Mortensen Revocable Trust dated
December 1, 2000

_____
Krista L. Vannest

_____
Brian S. Mortensen

_____
Marc D. Mortensen

California Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of **California**
County of **Marin**

On 11/20/2020 before me, **Dipu Nepali, Notary Public** (insert name and title of the officer) personally appeared Patricia Jane Bondesen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

DIPU NEPALI
Notary Public - California
Contra Costa County
Commission # 2290254
My Comm. Expires May 26, 2023

Signature _____ (Seal)

EXHIBIT B

LEGAL DESCRIPTION OF SUBJECT PROPERTY

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Monterey, State of California, described as follows:

ALL THAT PORTION OF THE NATIVIDAD RANCHO, DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF THE ROAD FROM SALINAS TO SAN JUAN WITH THE CENTER LINE OF A ROAD FROM CASTROVILLE TO NATIVIDAD; THENCE ALONG THE CENTER OF THE ROAD FROM NATIVIDAD TO CASTROVILLE, NORTH 83° 45' WEST 42.86 CHAINS TO A POINT IN THE BOUNDARY OF LAND FORMERLY OWNED BY JOHN SNYDER; THENCE SOUTH 25° WEST 0.48 CHAINS TO THE FENCE ON THE SOUTH SIDE OF SAID ROAD; THENCE NORTH 83° 45' WEST 1.55 CHAINS TO A STAKE: THENCE ALONG THE AVERAGE LINE OF A PICKET FENCE, SOUTH 22° 45' WEST 14.24 CHAINS TO A STAKE; THENCE LEAVING FENCE SOUTH 85° 45' EAST 39.62 CHAINS TO STATION IN THE MIDDLE OF THE SALINAS AND SAN JUAN ROAD; THENCE ALONG THE MIDDLE OF SAID ROAD NORTH 41° 35' EAST 15.63 CHAINS TO THE PLACE OF BEGINNING.

APN: 211-011-008-000

Exhibit "B"

Rexford Title, Inc.
A California corporation

By: _____
Its: _____

By: _____
Its: _____

_____
Patricia Jane Bondesen

Alvin C Mortensen
Alvin C. Mortensen, Trustee of the
Mortensen Family Trust dated
December 4, 1989

Karen Rae Mortensen
Karen Rae Mortensen, Trustee of the
Mortensen Family Trust dated
December 4, 1989

Kaylene M Mortensen
by Alvin C Mortensen attorney-in-fact
Kaylene M. Mortensen, Trustee of the
G&K Mortensen Revocable Trust dated
December 1, 2000

Krista L Vannest
by Alvin C Mortensen attorney-in-fact
Krista L. Vannest

Brian S Mortensen
by Alvin C. Mortensen attorney-in-fact
Brian S. Mortensen

Marc D Mortensen
by Alvin C. Mortensen attorney-in-fact
Marc D. Mortensen

Diane M Vorwerck
by Alvin C Mortensen attorney-in-fact

Diane M. Vorwerck. Trustee of the
Diane M. Vorwerck Irrevocable Trust
dated December 18, 2008

Nancy Lyn Kelley
by Alvin C Mortensen attorney-in-fact

Nancy Lyn Kelley, Trustee of the Nancy
Lyn Kelley Irrevocable Trust dated
December 18, 2008

Ray Harrod, Jr.
d/b/a Harrod Construction Company

RCS-Salinas Investment I LLC
A Colorado limited liability company

By: _____
Manager

_____
Anne E. Aaroe, An Individual

_____
Ann E. Aaroe, Successor Trustee of the
Deon Kantro Revocable Trust dated
September 27, 1990

APPROVED AS TO FORM:

_____
Michael Harrington, Esq.
Finegan & Harrington, LLP

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Monterey)

On 11/24/2020 before me, Barbara Ann Gulley, Notary Public
(insert name and title of the officer)

personally appeared Karen Rae Mortensen, Alvin C. Mortensen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BARBARA ANN GULLEY
Notary Public - California
Monterey County
Commission # 2320102
My Comm. Expires Feb 6, 2024

Signature Barbara Gulley (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Monterey

On 11-23-2020 before me, Denise Johnson, Notary Public,
(here insert name and title of the officer)

personally appeared Ray Harrod, Jr.,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Denise Johnson
Signature

DENISE JOHNSON
Notary Public - California
Monterey County
Commission # 2176434
My Comm. Expires Jan 16, 2021

Diane M. Vorwerck. Trustee of the
Diane M. Vorwerck Irrevocable Trust
dated December 18, 2008

Nancy Lyn Kelley, Trustee of the Nancy
Lyn Kelley Irrevocable Trust dated
December 18, 2008

Ray Harrod, Jr.
d/b/a Harrod Construction Company

RCS-Salinas Investment I LLC
A Colorado limited liability company

By: _____
Manager, Joseph Rivani

Anne E. Aaroe, An Individual

Ann E. Aaroe, Successor Trustee of the
Deon Kantro Revocable Trust dated
September 27, 1990

APPROVED AS TO FORM:

Michael Harrington, Esq.
Finegan & Harrington, LLP

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On NOV 23, 2020 before me, Samantha Kang, notary public
(insert name and title of the officer)

personally appeared JOSEPH RIVANI,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SAMANTHA KANG
Notary Public – California
Los Angeles County
Commission # 2224422
My Comm. Expires Dec 31, 2021

Signature Samantha Kang (Seal)

Diane M. Vorwerck. Trustee of the
Diane M. Vorwerck Irrevocable Trust
dated December 18, 2008

Nancy Lyn Kelley, Trustee of the Nancy
Lyn Kelley Irrevocable Trust dated
December 18, 2008

Ray Harrod, Jr.
d/b/a Harrod Construction Company

RCS-Salinas Investment I LLC
A Colorado limited liability company

By: _____
Manager

Ann E Aaroe An Individual
Anne E. Aaroe, An Individual

AA EV
Ann E Aaroe Successor Trustee
Ann E. Aaroe, Successor Trustee of the
Deon Kantro Revocable Trust dated
September 27, 1990
See Attached CA Ack Cert

APPROVED AS TO FORM:

Michael Harrington, Esq.
Finegan & Harrington, LLP

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego }

On 12/04/2020 (Date) before me, Evan Wilson Notary Public (Here Insert Name and Title of the Officer)

personally appeared Ann E Agroe (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

EVAN WILSON
Notary Public - California
San Diego County
Commission # 2323428
My Comm. Expires Mar 28, 2024

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Development Agreement

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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APPENDIX G
LAND USE/DENSITY SUMMARY

Revised Parcel Numbering System
November 12, 2019

APPENDIX G - LAND USE AND DENSITY SUMMARY
November 12, 2019

Settrini - APN 211-13-008 and 211-013-003

RJA #'s	Old #'s	NE-A	NE-B	NG-A	NG-B	NG-C	VC-A&B	Total Resi-dential	School	Park	Open Space	Total
1	1		1.64					1.64				1.64
2	2		0.79					0.79				0.79
3	3		1.69					1.69				1.69
4	4		1.02					1.02				1.02
5	5		0.79					0.79				0.79
6	6		1.29					1.29				1.29
7	7		0.56					0.56				0.56
8	8		0.44					0.44				0.44
9	9		1.15					1.15				1.15
10	10		0.84					0.84				0.84
11	11			0.71				0.71				0.71
12	12			0.74				0.74				0.74
13	13		1.25					1.25				1.25
14	14		1.38					1.38				1.38
15	15			0.78				0.78				0.78
16	16		0.85					0.85				0.85
17	17		0.94					0.94				0.94
18	18		1.04					1.04				1.04
19	19		1.28					1.28				1.28
20	20		1.23					1.23				1.23
21	21			0.78				0.78				0.78
22	22	3.10						3.10				3.10
23	23	0.46						0.46				0.46
24	24	0.93						0.93				0.93
25	25	0.90						0.90				0.90
26	26	0.00						0.00				0.00
27	27	0.89						0.89				0.89
28	28	0.00						0.00				0.00
29	29	2.00						2.00				2.00
30	30	1.20						1.20				1.20
31	31	1.00						1.00				1.00
32	32	1.43						1.43				1.43
33	33	1.06						1.06				1.06
34	34	1.23						1.23				1.23
35	35	0.91						0.91				0.91
36	36	0.95						0.95				0.95
37	37					Elementary School			6.46			6.46
38	38		1.62					1.62				1.62
39	39					Neighborhood Park NP-1				3.47		3.47
40	40					Creek Open Space					10.01	10.01
	Total	16.06	19.80	3.01	0.00	0.00	0.00	38.87	6.46	3.47	10.01	58.81

Note: Lands of Settrini are within the City's Sphere Of Influence and within the Central Area Specific Plan's boundary, but are NOT annexed to the City.

APPENDIX G - LAND USE AND DENSITY SUMMARY
November 12, 2019

Garcia - APN 211-013-007

RJA #'s	Old #'s	NE-A	NE-B	NG-A	NG-B	NG-C	VC-A&B	Total Resi-dential	School	Park	Open Space	Total
41	1	0.01						0.01				0.01
42	2	0.10						0.10				0.10
	Total	0.11	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.00	0.11

Note: Lands of Garcia are within the City's Sphere Of Influence and within the Central Area Specific Plan's boundary, but are NOT annexed to the City.

Manning - APN 153-091-003

RJA #'s	Old #'s	NE-A	NE-B	NG-A	NG-B	NG-C	VC-A&B	Total Resi-dential	School	Park	Open Space	Total
99	1	0.07						0.07				0.07
100	2	2.02						2.02				2.02
101	3	0.85						0.85				0.85
102	4		0.98					0.98				0.98
103	5										0.18	0.18
104	6				Small Park at Entry SP-1					0.50		0.50
105	7				Gabilan Creek Open Space						0.11	0.11
106	8				Gabilan Creek Open Space						0.64	0.64
	Total	2.94	0.98	0.00	0.00	0.00	0.00	3.92	0.00	0.50	0.93	5.35

Helmers APN 153-101-005

RJA #'s	Old #'s	NE-A	NE-B	NG-A	NG-B	NG-C	VC-A&B	Total Resi-dential	School	Park	Open Space	Total
321	1				Natividad Creek Open Space						11.83	11.83
322	2				Natividad Creek Open Space						3.47	3.47
	Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.30	15.30

APPENDIX G - LAND USE AND DENSITY SUMMARY
November 12, 2019

Julia Christensen 7/24/95 Trust, Joseph P. Ferry, Trustee
APN 153-91-001 and 153-91-005

RJA #'s	Old #'s	NE-A	NE-B	NG-A	NG-B	NG-C	VC-A&B	Total Resi-dential	Fire School Well	Parks	Open Space	Total
43	1			0.76				0.76				0.76
44	2			0.90				0.90				0.90
45	3			2.66				2.66				2.66
46	4	2.69						2.69				2.69
47	5	1.36						1.36				1.36
48	6	1.19						1.19				1.19
49	7	0.99						0.99				0.99
50	8	0.74						0.74				0.74
51	9	0.83						0.83				0.83
52	10	1.22						1.22				1.22
53	11	2.22						2.22				2.22
54	12				0.60			0.60				0.60
55	13			0.65				0.65				0.65
56	14			0.78				0.78				0.78
57	15			1.93				1.93				1.93
58	16			2.12				2.12				2.12
59	17			0.81				0.81				0.81
60	18				1.14			1.14				1.14
61	19				1.15			1.15				1.15
62	20			1.27				1.27				1.27
63	21			1.26				1.26				1.26
64	22			0.69				0.69				0.69
65	23			1.27				1.27				1.27
66	24			1.40				1.40				1.40
67	25	1.97						1.97				1.97
68	26			1.13				1.13				1.13
69	27			1.01				1.01				1.01
70	28	1.19						1.19				1.19
71	29			0.67				0.67				0.67
72	30		0.65					0.65				0.65
73	31		0.80					0.80				0.80
74	32	1.33						1.33				1.33
75	33	1.92						1.92				1.92
76	34		2.73					2.73				2.73
77	35		2.55					2.55				2.55
78	36		0.68					0.68				0.68
79	37			0.77				0.77				0.77
80	38			1.99				1.99				1.99
81	39			0.83				0.83				0.83
82	40			1.91				1.91				1.91
83	41			0.77				0.77				0.77
84	42			1.67				1.67				1.67
85	43			1.46				1.46				1.46
86	44			0.75				0.75				0.75
87	45					14.30		14.30				14.30
88	46					4.08		4.08				4.08
89	47					Elementary School			11.14			11.14
90	48					Fire Station			2.01			2.01
91	49					Neighborhood Park NP-2				5.61		5.61
92	50					Neighborhood Park NP-3				2.01		2.01
93	51					Small Park SP-2				0.79		0.79
94	52					Gabilan Creek Open Space					13.71	13.71
95	53					Gabilan Creek Open Space					5.53	5.53
96	54						Well Site		0.25			0.25
97	55	1.00						1.00				1.00
98	56	0.47						0.47				0.47
	Total	19.12	7.41	29.46	2.89	18.38	0.00	77.26	13.40	8.41	19.24	118.31

APPENDIX G - LAND USE AND DENSITY SUMMARY
November 12, 2019

Probert and Codiroli Trusts - APN 153-91-005

RJA #'s	Old #'s	NE-A	NE-B	NG-A	NG-B	NG-C	VC-A&B	Total Resi-dential	Library Schools	Parks	Open Space	Total
107	1	0.84						0.84				0.84
108	2	1.83						1.83				1.83
109	3	0.90						0.90				0.90
110	4	1.14						1.14				1.14
111	5	2.87						2.87				2.87
112	6	1.08						1.08				1.08
113	7	0.72						0.72				0.72
114	8		1.62					1.62				1.62
115	9		0.94					0.94				0.94
116	10			3.30				3.30				3.30
117	11			2.45				2.45				2.45
	12			0.00	Merged into parcel 70 - Park			0.00				0.00
118	13		1.81					1.81				1.81
119	14	2.45						2.45				2.45
120	15		1.84					1.84				1.84
121	16		2.34					2.34				2.34
122	17		1.09					1.09				1.09
123	18		1.08					1.08				1.08
124	19	1.65						1.65				1.65
125	20		1.97					1.97				1.97
126	21		0.32					0.32				0.32
127	22				0.77			0.77				0.77
128	23		0.75					0.75				0.75
129	24		0.78					0.78				0.78
130	25				0.87			0.87				0.87
131	26					0.68		0.68				0.68
132	27				1.02			1.02				1.02
133	28					0.72		0.72				0.72
134	29				1.77			1.77				1.77
135	30					1.74		1.74				1.74
136	31					0.72		0.72				0.72
137	32					1.13		1.13				1.13
138	33				0.78			0.78				0.78
139	34					1.01		1.01				1.01
140	35				1.01			1.01				1.01
141	36				1.00			1.00				1.00
142	37				0.84			0.84				0.84
143	38					1.25		1.25				1.25
144	39					1.25		1.25				1.25
145	40		+.1 from 65			1.15		1.15				1.15
146	41		+.1 from 65		1.12			1.12				1.12
147	42				0.72			0.72				0.72
	43	Merged into parcel 70 - Park			0.00			0.00				0.00
	44	Merged into parcel 70 - Park			0.00			0.00				0.00
	45	Merged into parcel 70 - Park			0.00			0.00				0.00
148	46				3.26	added 0.22 from 65		3.26				3.26
149	47				4.39			4.39				4.39
150	48				1.58			1.58				1.58
151	49			1.50				1.50				1.50
152	50			1.08				1.08				1.08
	Subtotal	**13.48**	**14.54**	**8.33**	**19.13**	**9.65**	**0.00**	**65.13**	**0.00**	**0.00**	**0.00**	**65.13**

APPENDIX G - LAND USE AND DENSITY SUMMARY
November 12, 2019

Probert and Codiroli Trusts - APN 153-91-006
Continued

RJA #'s	Old #'s	NE-A	NE-B	NG-A	NG-B	NG-C	VC-A&B	Total Resi-dential	Library School	Parks	Open Space	Total
153	51						B 2.96	2.96				2.96
154	52						B 2.03	2.03				2.03
155	53						B 4.29	4.29				4.29
156	54						B 2.80	2.80				2.80
157	55						B 5.00	5.00				5.00
158	56						A 2.50	2.50				2.50
159	57						A 3.34	3.34				3.34
160	58						A 6.11	6.11				6.11
161	59						A 7.06	7.06				7.06
162	60						A 2.93	2.93				2.93
163	61				Alisal Elementary School District				12.01			12.01
164	62				Salinas High School District (Middle School)				13.60			13.60
165	63					Library			2.00			2.00
166	64					Tower Line					0.92	0.92
167	65					Deleted						0.00
168	66					Circle Green Park SP-3				1.02		1.02
169	67					Open Space Creek					1.19	1.19
170	68					Village Center Green SP-4				1.47		1.47
171	69					Neighborhood Park NP-4				4.40		4.40
172	70					Neighborhood Park NP-5				11.63		11.63
	71					Open Space Creek					0.00	0.00
	72					Open Space Creek					0.00	0.00
173	73					Open Space Bluff					0.48	0.48
174	74					Open Space Bluff					1.32	1.32
175	75					Small Park SP-2				0.25		0.25
176	76						A **3.57**	**3.57**				3.57
177	77						A **1.84**	**1.84**				1.84
	Subtotal	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**44.43**	**44.43**	**27.61**	**18.77**	**3.91**	**94.72**
	Total	**13.48**	**14.54**	**8.33**	**19.13**	**9.65**	**44.43**	**109.56**	**27.61**	**18.77**	**3.91**	**159.85**

Note: The Village Center is divided into two zoning districts as follows;

VC-A Parcels 56, 57, 58, 59, 60, 76 and 77 (zoned 18 to 20 units per net acre)	27.35
VC-B. Parcels 51, 52, 53, 54 and 55 (zoned 24 to 31 units per net acre)	17.08
Total net acres in the two VC zoning districts	44.43

APPENDIX G - LAND USE AND DENSITY SUMMARY
November 12, 2019

Scagliotti - APN 153-071-034, 035, 036 and 011

RJA #'s	Old #'s	NE-A	NE-B	NG-A	NG-B	NG-C	VC-A&B	Total Residential	Simi-Public	Parks	Open Space	Total
178	1	2.31						2.31				2.31
179	2	0.74						0.74				0.74
180	3	0.82						0.82				0.82
181	4	0.85						0.85				0.85
182	5	1.20						1.20				1.20
183	6	1.14						1.14				1.14
184	7	0.81						0.81				0.81
185	8		1.70					1.70				1.70
186	9		1.68					1.68				1.68
187	10			1.40				1.40				1.40
188	11				4.4			4.40				4.40
	12											
	13											
189	14					Entry Park SP-5				1.00		1.00
190	15					Entry Park SP-6				0.53		0.53
191	16					Natividad Creek					3.33	3.33
192	17					Natividad Creek					0.9	0.90
193	18					Simi-public			4.26			
194	19					Natividad Creek					1.00	1.00
	Total	7.87	3.38	1.40	4.40	0.00	0.00	17.05	4.26	1.53	5.23	23.81

Natividad Road, Salinas, LLC - APN 211-013-004

RJA #'s	Old #'s	NE-A	NE-B	NG-A	NG-B	NG-C	VC-A	Total Residential	PG&E Sub-Station	Parks	Open Space	Total
195	1	0.91						0.91				0.91
196	2	0.91						0.91				0.91
197	3	0.91						0.91				0.91
198	4		1.16					1.16				1.16
199	5		1.11					1.11				1.11
200	6			0.78				0.78				0.78
201	7		1.03					1.03				1.03
202	8		0.98					0.98				0.98
203	9			0.78				0.78				0.78
204	10		0.94					0.94				0.94
205	11			0.75				0.75				0.75
206	12		0.92					0.92				0.92
207	13						0.23	0.23				0.23
208	14				PG&E Substation East Buffer			0	0.50			0.50
209	15A				North Village Center Park SP-7			0		1.20		1.20
210	15B						0.56	0.56				0.56
211	16				PG&E Substation West Buffer			0	2.43			2.43
212	17					PG&E Substation		0	4.52			4.52
	Total	2.73	6.14	2.31	0	0	0.79	11.97	7.45	1.20	0	20.62

APPENDIX G - LAND USE AND DENSITY SUMMARY
November 12, 2019
Hartnell Foundation - APN 153-091-008, 009, 010 and 017

RJA #'s	Old #'s	New #'s	NE-A	NE-B	NG-A	NG-B	NG-C	VC-A&B	Total Residential	Middle School	Parks	Open Space	Total
213	1		0.46						0.46				0.46
214	2		1.17						1.17				1.17
215	3		0.92						0.92				0.92
216	4		2.22						2.22				2.22
217	5		1.04						1.04				1.04
218	6		0.93						0.93				0.93
219	7		1.02						1.02				1.02
220	8		0.90						0.90				0.90
221	9		0.92						0.92				0.92
222	10		0.80						0.80				0.80
223	11		0.20						0.20				0.20
224	12		1.69						1.69				1.69
225	13		1.20						1.20				1.20
226	14		0.97						0.97				0.97
227	15		1.11						1.11				1.11
228	16		1.00						1.00				1.00
229	17		0.90						0.90				0.90
230	18		1.61						1.61				1.61
231	19		1.04						1.04				1.04
232	20		0.95						0.95				0.95
233	21		1.75						1.75				1.75
234	22		0.95						0.95				0.95
235	23		0.95						0.95				0.95
236	24		0.94						0.94				0.94
237	25		1.04						1.04				1.04
238	26		1.21						1.21				1.21
239	27		1.27						1.27				1.27
240	28		0.97						0.97				0.97
241	29		1.16						1.16				1.16
242	30		1.01						1.01				1.01
243	31		0.94						0.94				0.94
244	32		1.15						1.15				1.15
245	33		1.28						1.28				1.28
246	34		0.88						0.88				0.88
247	35		0.99						0.99				0.99
248	36		1.07						1.07				1.07
249	37		1.20						1.20				1.20
250	38		2.76						2.76				2.76
251	39		2.46						2.46				2.46
252	40		1.08						1.08				1.08
253	41			0.04					0.04				0.04
254	42			1.20					1.20				1.20
255	43			1.53					1.53				1.53
256	44			1.21					1.21				1.21
257	45			1.15					1.15				1.15
258	46			1.77					1.77				1.77
259	47			0.80					0.80				0.80
260	48			0.73					0.73				0.73
261	49			0.71					0.71				0.71
262	50			1.16					1.16				1.16
263	51			0.74					0.74				0.74
264	52			0.72					0.72				0.72
265	53				0.54				0.54				0.54
266	54				0.55				0.55				0.55
267	55				0.56				0.56				0.56
268	56				0.60				0.60				0.60
	Subtotal		46.11	11.76	2.25	0.00	0.00	0.00	60.12	0.00	0.00	0.00	60.12

APPENDIX G - LAND USE AND DENSITY SUMMARY
November 12, 2019

Hartnell Foundation - APN 153-091-008, 009, 010 and 017
Continued

RJA #'s	Old #'s	NE-A	NE-B	NG-A	NG-B	NG-C	VC-A	Total Resi-dential	Middle School	Parks	Open Space	Total
269	57		0.92					0.92				0.92
270	58		0.94					0.94				0.94
271	59		0.95					0.95				0.95
272	60		0.98					0.98				0.98
273	61		1.10					1.10				1.10
274	62			0.69				0.69				0.69
275	63		1.52					1.52				1.52
276	64		1.48					1.48				1.48
277	65		1.25					1.25				1.25
278	66		1.17					1.17				1.17
279	67		1.33					1.33				1.33
280	68		1.15					1.15				1.15
281	69			0.92				0.92				0.92
282	70		0.70					0.70				0.70
283	71		0.60					0.60				0.60
284	72		0.65					0.65				0.65
285	73		1.08					1.08				1.08
286	74		1.18					1.18				1.18
287	75			0.41				0.41				0.41
288	76			1.72				1.72				1.72
289	77			1.20				1.20				1.20
290	78			0.77				0.77				0.77
291	79			0.66				0.66				0.66
292	80		0.75					0.75				0.75
293	81		0.89					0.89				0.89
294	82		1.01					1.01				1.01
295	83		1.10					1.10				1.10
296	84			0.73				0.73				0.73
297	85			1.20				1.20				1.20
298	86		1.22					1.22				1.22
299	87		1.24					1.24				1.24
300	88		0.99					0.99				0.99
301	89		1.37					1.37				1.37
302	90		1.37					1.37				1.37
303	91			0.66				0.66				0.66
304	92					0.72		0.72				0.72
305	93					0.73		0.73				0.73
306	94					VC-A	3.62	3.62				3.62
307	95			Salinas High School District (Middle School)					4.40			4.40
308	96			West Side Neighborhood Sports Park NP-6						3.50		3.50
309	97			North Creek Side Small Park SP-8						0.50		0.50
310	98		0.50					0.50		0.00		0.50
311	99		0.50					0.50		0.00		0.50
312	100			East Side Neighborhood Sports Park NP-7						3.07		3.07
313	101			North Creek Side Small Park SP-9						0.50		0.50
314	102					Natividad Creek					7.90	7.90
315	103					Natividad Creek					8.24	8.24
316	104					Natividad Creek					14.6	14.60
317	105					Natividad Creek					16.8	16.80
318	106					Natividad Creek					4.59	4.59
319	107	0.17						0.17				0.17
320	108			South Creek Side Small Park SP-10						1.67		1.67
Subtotal		**0.17**	**27.94**	**8.96**	**0.00**	**1.45**	**3.62**	**42.14**	**4.40**	**9.24**	**52.13**	**107.91**
Total Masui		**46.28**	**39.70**	**11.21**	**0.00**	**1.45**	**3.62**	**102.26**	**4.40**	**9.24**	**52.13**	**168.03**

APPENDIX G - LAND USE AND DENSITY SUMMARY

November 12, 2019

Net Acres In Each Zoning District In Each Ownership In Central Area

Owners 11/12/19	NE-A	NE-B	NG-A	NG-B	NG-C	VC-A&B	Simi-Public	Parks	Open Space	Streets	Total
Within The Portion Of The Central Area Currently Annexed To The City											
Manning	2.94	0.98	0.00	0.00	0.00	0.00	0.00	0.50	0.93	3.70	9.05
Helmers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.30	4.00	19.30
Christensen	19.12	7.41	29.46	2.89	18.38	0.00	13.40	8.41	19.24	40.18	158.49
Probert	13.48	14.54	8.33	19.13	9.65	44.43	27.61	18.77	3.91	54.79	214.64
Scagliotti	7.87	3.38	1.40	4.40	0.00	0.00	4.26	1.53	5.23	9.51	37.58
Natividad	2.73	6.14	2.31	0.00	0	0.79	7.45	1.20	0	4.80	25.42
Hartnell	46.28	39.70	11.21	0.00	1.45	3.62	4.40	9.24	52.13	51.70	219.73
Subtotal	**92.42**	**72.15**	**52.71**	**26.42**	**29.48**	**48.84**	**57.12**	**39.65**	**96.74**	**168.68**	**684.21**
Within The Portion Of The Central Area Currently Within The County											
Settrini	16.06	19.80	3.01	0.00	0.00	0.00	6.46	3.47	10.01	25.80	84.61
Garcia	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.40	0.51
Subtotal	**16.17**	**19.80**	**3.01**	**0.00**	**0.00**	**0.00**	**6.46**	**3.47**	**10.01**	**26.20**	**85.12**
Within The Central Area Within Both The City And The County											
Total	**108.59**	**91.95**	**55.72**	**26.42**	**29.48**	**48.84**	**63.58**	**43.12**	**106.75**	**194.88**	**769.33**

The Net Acres Within The Village Center Are Divided Into The Two Zoning Districts

	Probert	Hartnell	Natividad	Total
VC-A	27.35	3.62	0.79	31.76
VC-B	17.08	0	0	17.08
	44.43	3.62	0.79	48.84

Number Of Dwelling Units Per Net Acre Allowed in Each Residential District

	NE-A	NE-B	NG-A	NG-B	NG-C	VC-A	VC-B
Minimum	5	7	8	9	14	18	24
Maximum	6	8	9	10	16	24	31

Number Of Dwelling Units Allowed in Each Residential District

	NE-A	NE-B	NG-A	NG-B	NG-C	VC-A	VC-B	Total	Res. Ac.	Dus/ Res Ac
Minimum	543	644	446	238	413	572	410	3,264	361.00	9.04
Maximum	652	736	501	264	472	762	529	3,916	361.00	10.85

General Plan Required Percentages in Two Density Ranges (GP U-39)

Dwelling Units Per Net Ac.	5.0 to 6.0	7.0 to 14.0			14.0 to 16.0	16.0 to 24.0	24.0 to 31	Total
% Required In General Plan	Not specified	35% to 45 %			Not specified	15% to 25%	Not specified	50% to 70%
Min. Units	16.6%	19.7%	13.7%	7.3%	12.6%	17.5%	12.6%	
Max. Units	16.6%	18.8%	12.8%	6.7%	12.0%	19.5%	13.5%	
Min. %		40.7%				17.5%		58.2%
Max. %		38.3%				19.5%		57.8%

APPENDIX G - LAND USE AND DENSITY SUMMARY

November 12, 2019

Minimum Dwelling Units per Zoning District For Each Owner

Within The Portion Of The Central Area Currently Annexed To The City

Owners 11/12/19	NE-A	NE-B	NG-A	NG-B	NG-C	VC-A	VC-B	Total
Manning	15	7	0	0	0	0	0	22
Helmers	0	0	0	0	0	0	0	0
Christensen	96	52	236	26	257	0	0	666
Probert	67	102	67	172	135	492	410	1,445
Scagliotti	39	24	11	40	0	0	0	114
Nativadad	14	43	18	0	0	14	0	89
Hartnell	231	278	90	0	20	65	0	684
Subtotal	462	505	422	238	413	572	410	3,021

Within The Portion Of The Central Area Currently Within The County

Settrini	80	139	24	0	0	0	0	243
Garcia	1 Ex	0	0	0	0	0	0	0
Subtotal	80	139	24	0	0	0	0	243

Within The Central Area Within Both The City And The County

Total	542	644	446	238	413	572	410	3,264

Maximum Dwelling Units per Zoning District For Each Owner

Within The Portion Of The Central Area Currently Annexed To The City

Owners 1/0/00	NE-A	NE-B	NG-A	NG-B	NG-C	VC-A	VC-B	Total
Manning	18	8	0	0	0	0	0	25
Helmers	0	0	0	0	0	0	0	0
Christensen	115	59	265	29	294	0	0	762
Probert	81	116	75	191	154	656	529	1804
Scagliotti	47	27	13	44	0	0	0	131
Nativadad	16	49	21	0	0	19	0	105
Hartnell	278	318	101	0	23	87	0	806
Subtotal	555	577	474	264	472	762	529	3,634

Within The Portion Of The Central Area Currently Within The County

Settrini	96	158	27	0	0	0	0	282
Garcia	1 Ex	0	0	0	0	0	0	0
Subtotal	96	158	27	0	0	0	0	282

Within The Central Area Within Both The City And The County

Total	651	736	501	264	472	762	529	3,916

APPENDIX G - LAND USE AND DENSITY SUMMARY
November 12, 2019

Maximum Public Park Acres Required If The Maximum Dwelling Units Are Built In Every Zoning District By Every Owner

Park Acres Required Within The Portion Of The Central Area Currently Annexed To The City

Owners 11/12/2019	Single Family Units	3.90 People / Unit	Park Ac. /1,000 x 3 ac	Multi-family Units	3.32 People / Unit	Park Ac. /1,000 x 3 ac	Max. Req. Park Ac	Park Acres Shown
Manning	25	99	0.30	-	-	0	0.30	0.50
Helmers	0	0	0	-	-	0	0	0
Christensen	468	1,825	5.48	294	976	2.93	8.41	8.41
Probert	463	1,808	5.42	1,340	4,450	13.35	18.77	18.77
Scagliotti	131	510	1.53	-	-	0.00	1.53	1.53
Nativadad	86	337	1.01	19	63	0.19	1.20	1.20
Hartnell	696	2,715	8.15	110	365	1.10	9.24	9.24
Subtotal	1,870	7,294	21.88	1,763	5,854	17.56	39.45	39.65

Park Acres Required Within The Portion Of The Central Area not Annexed To The City

Settrini	282	1,099	3.30				3.30	3.47
Garcia	ex	-	0				0.00	0.00
Subtotal	282	1,099	3.30				3.30	3.47

Park Acres Required Within The entire Central Area

Total	2,152	8,393	25.18	1,763	5,854	17.563	42.75	43.12

	Single Family Units	Multi-family Units	Total
Total Single Family and Multi-family Dwellings	2,152	1,763	3,916
Number of People Per Dwelling Type (Note 1)	3.90	3.32	3.64
Total People In Central Area	8,393	5,854	14,248
Divide By 1,000 People	8.39	5.85	14.25
Times 3 Acres Of Parks Per 1,000 People	3.0	3.0	3.0
Required Park Acres	25.18	17.56	42.74

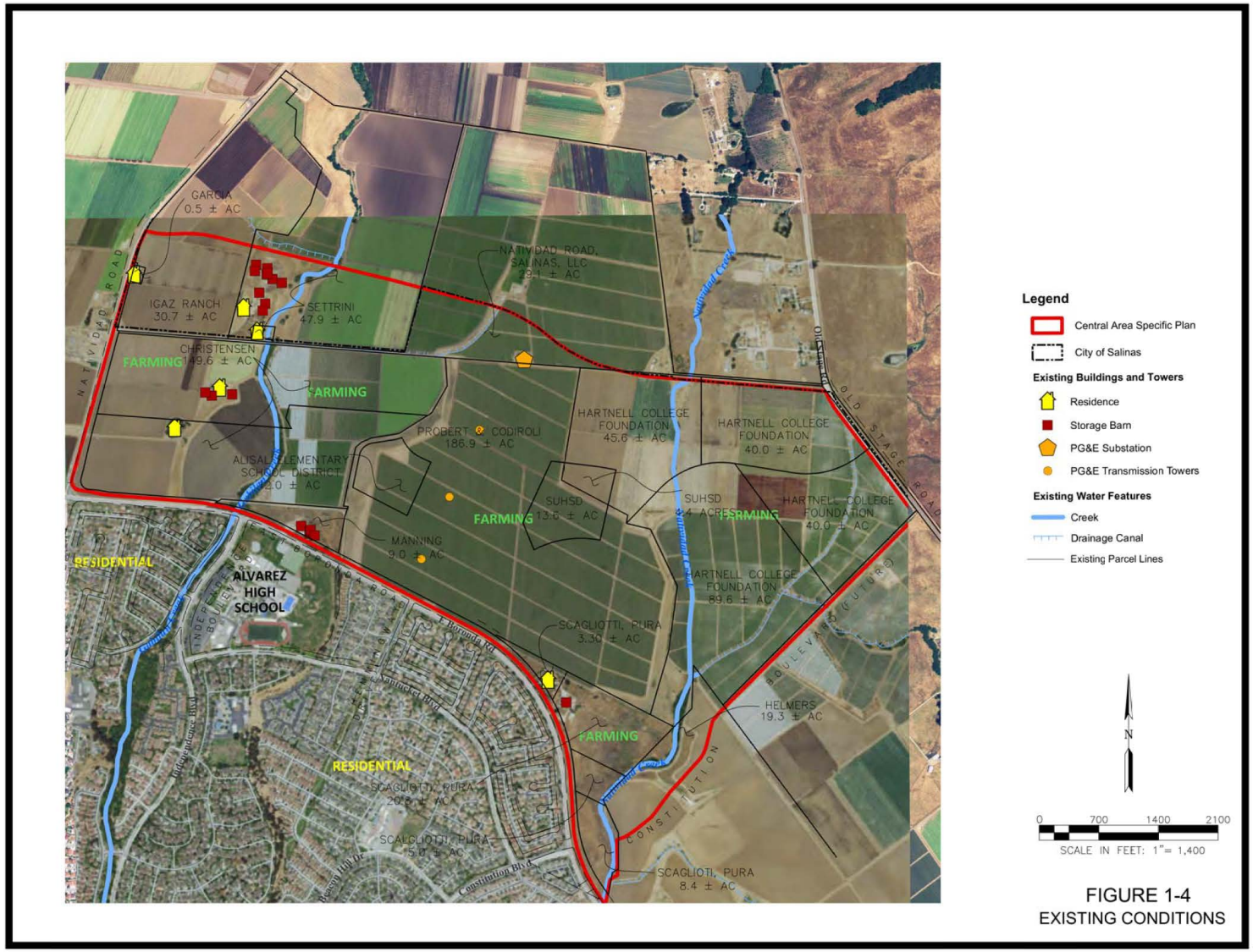
Note 1: Source: U.S. Census Bureau: 2013-2017 American Community Survey 5-Year

Required Park Acres based on outdated 2002 persons per Dwelling

	Total	
Total Single Family and Multi-family Dwellings	3,916	
Number of People Per Dwelling Type (Note 2)	3.67	
Total People In Central Area	14,372	
Divide By 1,000 People	14.37	
Times 3 Acres of Parks Per 1,000 People Equals The Required Park Acres.	43.12	Net Acres
Net Acres of Improved Public Parks in the Central Area	43.12	

Note 2: Source: 2002 Salinas General Plan

Figure 1-4 Existing Conditions



APN 211-013-007
GARCIA
(NOT
ANNEXED)

APN 211-013-010
IGAZ RANCH
(NOT ANNEXED)

APN 211-013-003
SETTRINI (NOT
ANNEXED)

APN 211-013-011
SETTRINI (NOT
ANNEXED)

APN 211-013-012
NATIVIDAD ROAD,
SALINAS, LLC

APN 153-091-017
HARTNELL COLLEGE
FOUNDATION

APN 153-091-008
HARTNELL COLLEGE
FOUNDATION

APN 153-091-009
HARTNELL
COLLEGE
FOUNDATION

APN 153-091-010
HARTNELL COLLEGE
FOUNDATION

APN 153-091-001
APN 153-091-005
CHRISTENSEN

APN 153-091-003
MANNING,
LARRY NOON

APN 153-091-015
PROBERT &
CODIROLI

APN 153-071-034
SCAGLIOTTI, PURA

APN 153-071-035
SCAGLIOTTI, PURA

APN 153-071-036
SCAGLIOTTI, PURA

APN 153-071-011
SCAGLIOTTI, PURA

APN 153-101-005
HELMERS

RUSSELL ROAD

OLD STAGE ROAD

NATIVIDAD ROAD

E. BORONDA RD

INDEPENDENCE BLVD

HEMINGWAY DRIVE

EAST BORONDA ROAD

CONSTITUTION BLVD

ALISAL ELEMENTARY
SCHOOL DISTRICT
APN 153-091-011
163

SALINAS UNION HIGH
SCHOOL DISTRICT
APN 153-091-014
164

APN 153-091-016
307

CENTRAL AREA ZONING DISTRICT PLAN LEGEND

MAP COLOR	ZONING DISTRICT
	VILLAGE CENTER - B (24-31 UNITS/AC)
	VILLAGE CENTER - A (18-24 UNITS/AC)
	NEIGHBORHOOD GENERAL - C (14-16 UNITS/AC)
	NEIGHBORHOOD GENERAL - B (9-10 UNITS/AC)
	NEIGHBORHOOD GENERAL - A (8-9 UNITS/AC)

CENTRAL AREA ZONING DISTRICT PLAN LEGEND

MAP COLOR	ZONING DISTRICT
	NEIGHBORHOOD EDGE - B (7-8 UNITS/AC)
	NEIGHBORHOOD EDGE - A (5-6 UNITS/AC)
	PUBLIC, QUASI PUBLIC RELIGIOUS ASSEMBLY
	PARKS
	OPEN SPACE
	PEDESTRIAN PATHS

APPENDIX G
LAND USE PLAN

SCALE BAR
0 100' 200' 300' 400' 500' 1000'

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN
TO:

City of Salinas
Office of the City Attorney
200 Lincoln Avenue
Salinas, CA 93901

Record for the Benefit of
The City of Salinas

Exempt from Recording Fee
Government Code Section 23783

Space Above Reserved for Recorder's Use
Only

DEVELOPMENT AGREEMENT

BY AND BETWEEN

THE CITY OF SALINAS

and

The Participating Property Owners

EAST BORONDA, LLC
RAY HARROD, JR., DBA HARROD CONSTRUCTION COMPANY

For the

CENTRAL AREA SPECIFIC PLAN PROJECT
(North of Boronda Future Growth Area)

This Development Agreement ("**Development Agreement**" and sometimes "**Agreement**"), dated as of December 1, 2020 is entered into by and between the **CITY OF SALINAS**, a California charter city and municipal corporation, (hereinafter "**City**"), and the following, all of which are collectively referred to herein as "the Developers" and sometimes individually referred to herein as a "Developer":

EAST BORONDA, LLC
RAY HARROD, JR., DBA HARROD CONSTRUCTION COMPANY

under the authority of Section 65864 *et seq.* of the California Government Code and the City's police powers. (The Developers and the City are, from time to time, referred to individually in this Agreement as a "Party" and collectively as the "Parties").

This Agreement is entered into on the basis of the following facts, understandings and intentions of the Parties.

RECITALS

A. Purpose. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Sections 65864 *et seq.* (the "Development Agreement Statute") which authorize cities to enter into agreements for the development of real property with any person having a legal or equitable interest in such property in order to establish certain development rights in such property. In accordance with the Development Agreement Statute, the City has enacted Article VI, Division 11 of Chapter 37 of the Salinas Municipal Code (the "Development Agreement Regulations") to implement procedures for the processing and approval of development agreements in accordance with the Development Agreement Statute. (The provisions of the Development Agreement Statute and the Development Agreement Regulations are collectively referred to herein as the "Development Agreement Law.") This Agreement has been drafted and processed pursuant to the Development Agreement Law.

B. Developer's Interest in Property. The Developers own or have contractual rights to purchase approximately 276.69 net acres of real property in the City which is a part of the ± 760.44 gross acre Central Area of the City's North of Boronda Future Growth Area (the "Project Area") as depicted on the Table and map attached hereto as **EXHIBIT A - Ownership Table and Planning Subarea Map**. The Project Area is located within the City limits of Salinas and is bounded by Natividad Road on the west, East Boronda Road (also referred to as "Boronda Road") on the south, Old Stage Road and the future

extension of Constitution Boulevard on the east, and the future extension of Russell Road on the north.

C. **Planning Uses.** Consistent with the City of Salinas General Plan, the Developers have proposed, and the City has approved in the Project Approvals, a Specific Plan for the entirety of the Project Area. The Specific Plan, referred to herein as the "Central Area Specific Plan," is a planned community comprised of residential uses with a minimum of 3,274 and a maximum of 3,911 dwelling units ("Total Central Area General Plan Target Residential Dwelling Units"), seven neighborhood parks, ten small parks, up to three schools (two of which have been purchased and one of these two is under construction as of the Effective Date), and up to ±489,700 square feet of mixed- use commercial floor area, together with retail, office, restaurant, entertainment and other non-residential uses, all as more specifically provided for in the Specific Plan, together with construction, site preparation and installation of infrastructure (the "Project"). The maximum number of dwelling units authorized under the Specific Plan excludes Density Bonus Dwelling Units allowed pursuant to Section 37-50.060 of the Salinas Municipal Code, Accessory Dwelling Units allowed pursuant to Section 37-50.250 of the Salinas Municipal Code, and/or any dwelling units allowed pursuant to Section 3.8.4 of the Specific Plan, which allows up to a maximum of 214,000 square feet of the allowable 489,700 square feet of mixed use commercial floor area which may be converted to up to a maximum of 214 dwelling units on the basis of 1,000 square feet of mixed use commercial floor area for one residential dwelling unit.

D. **Project Approvals.** The following approvals, entitlements, and findings (the "Project Approvals") were adopted by the City with respect to the Project after duly and properly noticed public hearings:

1. Certification and adoption of a Subsequent Program Environmental Impact Report for the Central Area Specific Plan (the "Project EIR") adopted by the City Council of Salinas by Resolution No. 21997 adopted on November 17, 2020, including project-specific mitigation measures as certified and adopted by City with the Project EIR and as specified within the adopted Mitigation Monitoring and Reporting Program adopted by the City Council of Salinas by Resolution No. 21998 adopted on November 17, 2020.

2 The Central Area Specific Plan, ("**Specific Plan**") approved by the City Council of Salinas by Resolution No. 21999 adopted on November 17, 2020.

3. Zoning Ordinance map amendments adopted by the City Council of the City of Salinas by Ordinance No. 2639 adopted on December 1, 2020.

4. This Development Agreement approved by the City Council of Salinas by Ordinance No. 2640 adopted on December 1, 2020 (the "Enacting Ordinance").

5. All Subsequent Project Approvals, as defined below, immediately upon approval.

E. Subsequent Project Approvals. In addition to the Project Approvals, the Project will require various additional future land use and construction approvals and permits from City in connection with development of the Project ("**Subsequent Project Approvals**"), which shall be deemed to be part of the Project Approvals as they are approved. Subject to the terms and requirements of this Development Agreement, Developers may convey fee title interest in portions of the Property to Affiliates or to third parties who will complete development of those portions of the Property. Developers may also convey portions of the Property to users who will apply to City, as needed, for required Subsequent Project Approvals to complete development of their portions of the Property. The Subsequent Project Approvals also include any review required by the California Environmental Quality Act (CEQA), including implementation of all mitigation measures, Mitigation Monitoring and Reporting Program, and conditions adopted as part of the Project Approvals.

F. Development Assurances. Developers desire to carry out the development of the Property as a master-planned community development consistent with the General Plan, the Project Approvals and this Agreement. The complexity, magnitude and build-out of the Project would be difficult for Developers to undertake if the City had not determined, through this Agreement, to inject a sufficient degree of certainty in the land use regulatory process to justify the substantial financial investment and risk associated with development of the Project. As a result of the execution of this Agreement, both Parties can be assured that the Project can proceed without disruption, which assurance will thereby reduce the risk of planning, financing and proceeding with construction of the Project and promote the achievement of the private and public objectives of the Project.

G. City Interests. City desires to advance the housing and economic interests of the City and its residents by encouraging quality residential development and economic growth in the incorporated portion of the North of Boronda Future Growth Area, in accordance with and envisioned by the Salinas General Plan, thereby enhancing and expanding housing and employment opportunities for residents and growing the City's tax base.

H. Public Benefits. City is also desirous of gaining the public benefits of the Project under the Project Approvals and this Agreement, which are in addition to those dedications, conditions and exactions required by laws or regulations, and which advance the planning objectives of, and provide benefits to, the City. Among the public benefits to be realized from the Project are those identified in the Specific Plan and include the following:

1. The Project will produce a significant portion of the residential development needed to house the City's projected population for the next 30+ years, as envisioned by and as provided for in the Salinas General Plan.

2. By incorporating the principles of New Urbanism, the Project promotes alternative modes of transportation with an emphasis on pedestrian and bicycle transportation to potentially reduce vehicle trips.

3. New Urbanism design helps bring a variety of land uses together in a relatively compact manner (close proximity), providing residents with the opportunity for healthier, more active lifestyle choices.

4. Greater accessibility to mixed use, commercial land uses will allow residents living in or near the village center, for example, to save travel time and spend less on transportation, as well as numerous other benefits which potentially add to a healthier economy.

5. New Urbanism encourages green transportation and utilizes various sustainable building methods. This will help the City achieve a greater level of environmental accountability and sustainability.

6. The Project provides a variety of housing options and affordability levels for residents at various stages of life.

7. The Project will comply with the City's Inclusionary Housing Ordinance and related Guidelines to ensure housing for workforce and very low, low, and moderate income households.

8. The Project incorporates a variety of housing sizes, types, densities and designs which create a pleasing residential environment.

9. The Project provides a wide array of recreation opportunities, including

bike lanes, public parks, greenways, walkways, and open space, creek corridors, supporting a healthy, sustainable and pleasing physical environment community.

10. The Project and the surrounding community will be served by approximately 44.06 net acres of small and neighborhood parks within a block or two which include a variety of features and amenities.

11. The Project is designed to retain and detain stormwater in accordance with adopted Stormwater Development Standards and Best Management Practices, thus alleviating increased off-site flooding, siltation and erosion, and contributing to the recharge of groundwater aquifers.

12. The Project will provide or contribute to infrastructure improvements (streets, parks, sewers, stormwater management facilities) that benefit the City and further the City's long-range infrastructure goals.

13. As demonstrated by the Fiscal Impact Report prepared by the City's consultant (Economic & Planning Systems, Inc., July 2018), the Project will have a fiscally positive impact on the City's finances.

14. According the CASP area Water Supply Assessments (California Water Service (Cal Water), December 2014, and Alisal Water Company (ALCO), October 2014) conversion of the CASP area from agricultural to urban land use could result in a reduction of consumptive groundwater use (or increase in groundwater storage) which would contribute toward reducing overdraft in the Salinas Valley Ground Water basin.

I. **City Council Findings**. City has given the required notice of its intention to adopt this Development Agreement and has conducted public hearings thereon pursuant to Government Code Section 65857 and Article 6, Division 11 of Chapter 37 of the Salinas Municipal Code. As required by Government Code Section 65867.5, City has found that the provisions of this Development Agreement and its purposes are consistent with the public health, safety and general welfare of the City and that all of its provisions are consistent with the goals, policies, standards and land use designations specified in the General Plan, as well as all other applicable plans, policies and regulations of the City.

J. **Compliance with CEQA.** The environmental impacts of the Project including the Project Approvals have properly been reviewed and assessed by the City pursuant to the California Environmental Quality Act, Public Resources Code Section

21000 et seq.; California Code of Regulations Title 14, section 15000 et seq. (collectively, "**CEQA**"). On November 17, 2020, pursuant to CEQA and following consideration of the recommendations of the Planning Commission, the City Council certified and adopted a program level environmental impact report as provided in Section 15168 of the CEQA Guidelines (the "**Project EIR**"). The Project EIR provides the "first tier" environmental review of the Project, and also provides the City with a single environmental document as a baseline to evaluate related entitlements at a project level of analysis as well as subsequent development projects within the Specific Plan area. Unless one of the events set forth in Public Resources Code §21166 occurs, no subsequent or supplemental environmental impact report shall be required. Subsequent individual development that requires further discretionary approvals will be examined in light of the Project EIR to determine whether additional environmental documentation must be prepared.

K. **Planning Commission**. On October 21, 2020, the City of Salinas Planning Commission (the "**Planning Commission**"), the initial hearing body for purposes of Development Agreement review, recommended approval of this Development Agreement pursuant to Resolution No. 2020-008 to the City Council.

L. **Enacting Ordinance; City Council.** On December 1, 2020, the City Council of City adopted its Ordinance No. 2640 approving this Development Agreement and authorizing its execution, and that Ordinance ("**Enacting Ordinance**") became effective on December 1, 2020.

M. **Project Provides Substantial Benefits**. For the reasons recited herein, City and Developers have determined that the Project is a development for which this Agreement is appropriate. Through the establishment of vested rights as provided herein, this Agreement will reduce risk and eliminate uncertainty regarding Project Approvals and Subsequent Project Approvals, thereby encouraging investment in and commitment to use and development of the Property. Continued use and development of the Property will in turn provide substantial housing and employment opportunities and tax benefits, and other public benefits to City, and contribute to the provision of needed infrastructure for area growth, thereby achieving the goals and purposes for which the Development Agreement Law was enacted.

N. **Applicability to Property**. This Agreement shall be applicable to the Property and all portions thereof, the City, and the existing owners of the Property, the Developers and their successors in interest, all of whom shall be bound by the terms hereof.

O. **Voluntary Commitments.** To ensure that the intent of the City and of the Developers with respect to the Project Approvals and Subsequent Project Approvals is carried out, the Parties desire to voluntarily enter into this Agreement to facilitate development of the Project subject to the conditions and the requirements included in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein and other valuable consideration, the Parties hereby agree as follows:

SECTION 1
ADMINISTRATION

1.1 Definitions. As used in this Agreement, the following terms, phrases and words shall have the meanings and be interpreted as set forth in this Section. To the extent that any capitalized terms contained in this Agreement are not defined below, then such terms shall have the meaning otherwise ascribed to them in this Agreement.

1.1.1 "Affiliate" means any person, limited liability company, partnership, joint venture, trust, or corporation or other legal entity who now or hereafter (a) is a member of Developer; (b) directly or indirectly through one or more intermediaries Controls, or is Controlled by, or is under common Control with, the Developer; or (c) in which fifty percent (50%) or more of the equity interest of which is held beneficially or of record by the Developer, as the context may require; or (d) is Controlled by or under the day-to-day management of a member of Developer.

1.1.2 "Agreement" shall mean this Development Agreement, as set forth in the preamble of this Agreement.

1.1.3 "Applicable City Regulations" shall mean all of the following to the extent the following do not conflict with or are not inconsistent with the Central Area Specific Plan and Project Approvals. Except as may be otherwise expressly set forth herein, the rules, regulations, ordinances, and official policies of the City (whether adopted by the City Council or the voters of the City) existing on the Effective Date governing the permitted uses of the land, density, design, improvement, and construction standards and specifications, applicable to development of the Property. Applicable City Regulations may include in whole or in part without limitation, (i) the General Plan, Central Area Specific Plan, the Inclusionary Housing Ordinance (Ordinance no. 2594, adopted June 6, 2017) and associated Guidelines (Resolution No. 21175, adopted June 6, 2017), and the Municipal Code (including standard specifications, design standards, and relevant public facility master plans adopted and published by the City), (ii) Exactions listed on **Exhibit B** to this Agreement, or elsewhere in this Agreement;

and (iii) all other City laws that relate to or specify the-permitted uses of land or improvements, the density or intensity of use, the subdivision of land for development, that are existing and in effect on the Effective Date; and (iv) all those existing and approved permits, entitlements, agreements, and other grants of approval having force and effect on the Effective Date relating to the Project and Property, including without limitation their text, terms and conditions of approval. A list of Applicable City Regulations, other than the Exactions and the Project Approvals, is set forth in **Exhibit C** to this Agreement. Exceptions to Applicable City Regulations include Uniform Codes (as defined in **Section 1.1.41** and referenced in **Section 2.3**), and the application of New City Laws defined in **Section 1.1.25**) permitted under **Section 2.4**.

1.1.4 "CASP" shall mean and refer to the Central Area Specific Plan.

1.1.5 "Central Area Park Impact Fees" (CAPIF) shall mean the impact fee levied on development within the Central Area of the North of Boronda Future Growth Area for the purpose of funding the acquisition and the improvement of parks within the CASP.

1.1.6 "CEQA" shall mean the California Environmental Quality Act (California Public Resources Code Section 2100, *et seq.*), and the State CEQA Guidelines, (California Code of Regulations, Title 14, Section 15000, et seq.), as each is amended as of the Effective Date.

1.1.7 "City" shall mean the City of Salinas.

1.1.8 "City Council" shall mean the City Council of the City.

1.1.9 "City Planner" shall mean the officially designated city employee or their designee charged with the responsibility for the interpretation and administration of the Zoning Code, having the authority provided in **Section 37-10.160** of the Zoning Code. As defined in Section 37-10.160 of the Zoning Code, the City Planner is the Community Development Director.

1.1.10 "Community Development Director" shall mean that city official designated by the City Manager with such title and any city official who is authorized by the City Manager to assume and carry out the duties of such official under the same or a different title.

1.1.9 "Control" means the possession, directly or indirectly, of the power to cause the direction of the management and policies of any entity including but not limited

to a limited liability company, a partnership, a joint venture, a trust, or a corporation, whether through the ownership of voting securities, by contract, or otherwise.

1.1.10 "Developers" shall mean East Boronda Road, LLC and Ray Harrod Jr., DBA Harrod Construction Company.

1.1.11 "Development Agreement Law" shall have the meaning given in Recital A.

1.1.12 "Development Agreement Regulations" shall have the meaning given in Recital A.

1.1.13 "Development Agreement Statute" shall have the meaning given in Recital A.

1.1.14 " Boronda Road Congestion Relief Project" (the "Congestion Relief Project") means the City-sponsored project to widen East Boronda Road into a four-lane roadway with two-lane roundabouts, landscaped median, and bike lanes to accommodate future (year 2064) traffic demands on East Boronda Road (including the build-out of the CASP area).

1.1.15 "Effective Date" shall mean the date determined under **Section 1.2.1.**

1.1.16 "Project EIR" shall have the meaning given in **Recital J**.

1.1.17 "Enacting Ordinance" shall mean the Ordinance Approving this Agreement as first referenced in **Recitals J, K and L** of this Agreement.

1.1.18 "Exactions" shall mean exactions that may be imposed by the City as a condition of developing the Project, including but not limited to City Impact Fees, in-lieu payments, requirements for acquisition, dedication or reservation of land, obligations to construct on-site or off-site public and private improvements, whether such exactions constitute subdivision improvements, mitigation measures in connection with environmental review of the Project, measures imposed for the protection of the public health or safety, or impositions made under Applicable City Regulations.

1.1.19 "Fiscal Impact Report" shall mean the report entitled "Fiscal Impact of Salinas' WASP and CASP Future Growth Areas" (EPS, July 26, 2018) commissioned by the City that analyzed, among other things, estimated costs associated with providing required public services to, and the revenues generated by, the Project.

1.1.20 "Frontage Improvements" shall mean the public improvements

made necessary by that development. Construction of frontage improvements includes 20-foot width of pavement, plus curb, gutter, sidewalk, landscaping, and sound wall (if required) and dedication of up to 33-feet of right-of-way.

1.1.21 "Force Majeure Event" shall mean an event that causes a delay in performance beyond the control of the Party claiming the same. For the purpose of this definition, a cause shall be beyond the control of the Party whose performance would otherwise be required only if such cause would prevent or hinder the performance of such a requirement by any reasonable person similarly situated and shall not apply to causes peculiar to the Party claiming the benefit of a Force Majeure Event (such as the failure to order materials in a timely fashion). A Force Majeure Event shall include, without limitation, any of the reasons set forth in this **Section 1.1.21**: (a) delay attributable to acts of God, accident, strikes or labor disturbances or disputes, (b) delay attributable to the actions or inaction of any governmental agency including the City that unreasonably delays development of the Property, (c) delays of the City in processing any Project Approval beyond the period of time permitted by law or required by this Agreement for the processing of such Project Approval, (d) delay attributable to inclement weather, earthquake or other natural disaster resulting in suspension of Project work for safety purposes, e.g., extended periods of heavy rainfall, (e) delay attributable to inability to procure or a general shortage of labor, equipment, materials or supplies in the open market, rationing or restrictions on the use of utilities, or failure of transportation (but not attributable to a mere increase in price unless such price is commercially unreasonable and will extend for a period of time under the circumstances), (f) delay caused by acts of a public enemy, war, terrorism, insurrections, civil disturbance, riots, mob violence, sabotage, malicious mischief, or casualty, (g) delay attributable to a development moratorium (including but not limited to a sewer or water moratorium) approved by the City or other entity having jurisdiction, (h) delay caused by litigation or administrative action preventing or delaying the approval or development of the Project or adversely affecting the ability of the City or other public entity or the Developer or its successors or assigns to obtain financing for the Project, (j) delay attributable to local, state or federal laws or regulations (other than those expressly permitted by this Development Agreement), (k) delay attributable to governmental agencies in issuing permits or approvals or taking other actions required for development of the Project, (l) delay attributable to the commencement of circulation of an initiative or referendum petition or the filing of any court action to set aside or modify this Development Agreement for the Project Approvals or any Subsequent Project approvals, or (m) delay attributable to insufficient water available to serve the Project or any phase, increment or portion thereof, or (n) any delay claimed by a Party in the performance of

any term, covenant, condition or obligation under this Agreement caused by a default of the other Party.

1.1.22 "**General Plan**" shall mean the City of Salinas General Plan adopted September 17, 2002.

1.1.23 "**Moratorium**" shall mean any action by or on behalf of the City or another public entity having jurisdiction (including but not limited to action taken by virtue of a referendum or initiative) which delays or halts the processing, implementation or approval of subdivision maps, building permits or other Project Approvals.

1.1.24 "**Municipal Code**" shall mean the City of Salinas Municipal Code.

1.1.25 "**New City Laws**" shall mean any ordinances, resolutions, orders, rules, official policies, standards, specifications or other regulations, which are promulgated or adopted by the City Council or the City's electorate (through their power of initiative) after the Effective Date. The application of New City Laws to the Project shall be governed by **Section 2.4**.

1.1.26 "**Non-Curable Default**" shall mean a default for which a cure period shall not exist, as set forth in **Section 4.1.2**.

1.1.27 "**Parcelization Map**" shall mean a parcel map processed administratively for the purpose of creating master parcels for sale, financing or phasing purposes and on which no development may occur without further subdivision or other entitlement approval by the City.

1.1.28 "**Park Impact Fees**" shall mean and refer to City-wide impact fees levied on all new development in the City of Salinas for the purpose of funding the acquisition and improvement of new and existing parks within the City of Salinas, including the North of Boronda Future Growth Area. The term "Park Impact Fees" shall not include the Central Area Park Impact Fee, which is defined in **Section 1.1.4**, above.

1.1.29 "**Planning Commission**" shall mean the Planning Commission for the City of Salinas.

1.1.30 "**Project**" shall mean the project commonly known as the "**Central Area Specific Plan**" which is proposed to be constructed on the Property as more fully described in **Recital C**.

1.1.31 "Project Approvals" shall mean the permits and approvals granted by the City for the Project, including each Subsequent Project Approval, as set forth in **Recital D**.

1.1.32 "Property" shall mean the real property described in **Recital B**.

1.1.33 "Processing Fees" shall have the meaning given in **Section 2.8.2**.

1.1.34 "Rights of Access" shall mean the right of developer to enter or encroach on certain public improvements as set forth in **Section 2.10.8.**

1.1.35 "Specific Plan" shall mean the Central Area Specific Plan as adopted by the City Council, and amended from time to time.

1.1.36 "Subsequent Project Approvals" shall have the meaning given in **Recital E**.

1.1.37 "Subdivision Map Act" shall mean that legislation set forth in California Government Code Sections 66410 through 66499.58.

1.1.38 "Tentative Map" shall mean one or more tentative subdivision maps, whether a Parcel Map or not, for the Property, including any conditions of approval applied to such map.

1.1.39 "Term" shall have that meaning as set forth in **Section 1.2.2** of this Agreement.

1.1.40 "TFO" shall mean the City of Salinas Traffic Impact Fee Program (Traffic Fee Ordinance) with its implementing resolutions.

1.1.41 "Uniform Codes" shall mean any and all codes and regulations applicable to improvements, structures, and development in the City, and the applicable version or revision of such codes and regulations as modified and adopted by the City. Uniform Codes includes the Uniform Building, Plumbing, Electrical, and Fire Codes, City standard construction specifications and details, City grading standards, Title 24 of the California Code of Regulations, and similar codes and regulations relating to Building Standards, in effect at the time of approval of the appropriate permit.

1.1.42 "Vested Elements" shall have that meaning as set forth in **Section 2.1.1** of this Agreement.

1.1.43 "Central Area" shall mean the portion of the North of Boronda

Future Growth Area bordered by Boronda Road on the south, Natividad Road on the west, Russell Road Extension on the north, and Constitution Blvd on the east, being the land regulated by the Central Area Specific Plan.

1.2 Effective Date and Term.

1.2.1 The Effective Date of this Agreement is December 1, 2020.

The term of this Agreement shall commence upon the Effective Date and continue for a period of twenty (20) years from the Effective Date (the "Original Term"), unless the Term is terminated, modified, or extended by the terms of this Agreement. The Original Term may be extended only upon the mutual written consent of the Parties and only for five (5) year periods ("Extended Term"). Consent for the Extended Term shall be granted by the City to Developers demonstrating good faith compliance as described in Section 4.5, Annual Review. Developers may request the Extended Term within two (2) years of the current term expiration. Requests for an Extended Term must be submitted in writing with an accompanying City issued "Notice of Compliance," (Section 4.5.4) issued for the previous year, In no event shall there be more than two (2) Extended Terms such that the total of the Original Term and Extended Terms may not exceed thirty (30) years in total. The Original Term has been established by the Parties as a reasonable estimate of the time required to develop and to build out the Project, taking into consideration the complexity of the Project, anticipated actions or other public agencies, normal market and economic conditions, and other contemplated potential circumstances which could affect the timing of development.

1.2.2 In the event that a Developer, within its individual portion of the Property, has not (i) conducted site improvements and grading over at least ten percent (10%) of its Property pursuant to permits issued by the City; (ii) provided documentation to the satisfaction of the City that Developer has installed infrastructure or improvements totaling more than three million dollars ($3,000,000); or (iii) in the event that three (3) or more Developers, collectively, have not, pursuant to the formation of an assessment district for the purpose of financing Project infrastructure, had assessments levied totaling $15 million in the aggregate prior to the tenth (10th) anniversary of the Effective Date, the Term of this Agreement, as to any single Developer pursuant to subsections (i) or (ii) herein, or as to all Developers pursuant to subsection (iii), shall end fifteen (15) years after the Effective Date without the opportunity for extension, unless otherwise mutually agreed to in writing by the Developer and City. Developers shall each demonstrate compliance with this provision on or before the tenth (10th) Annual Review, per Section 4.5 of this Agreement. In accordance with Government Code Section 66452.6(a), the term of any Tentative Map, including modifications or amendments thereto, relating to the Property or any portion thereof

shall automatically be extended to and until the later of the following: (1) the duration of this Agreement; or (2) the expiration of the Tentative Map in accordance with the Subdivision Map Act without reference to any extension given under this Agreement.

1.2.3 If this Agreement terminates for any reason before expiration of rights given under the Project Approvals or any Tentative Map pursuant to the Subdivision Map Act, such termination shall not affect the Developers' rights and obligations to proceed in accordance with the law governing such Project Approvals and/or Tentative Map, nor shall it affect any other covenants of the Developers specified in this Agreement to continue after the termination of this Agreement. If this Agreement terminates for any reason, including expiration of the Term, the terms and conditions of this Development Agreement, and Project approvals shall continue to govern the Project unless the City has previously specifically amended such rules, regulations and policies until such time as the City amends such rules, regulations and policies.

1.2.5 The term of any and all Project Approvals shall automatically be extended for the longer of the Term of this Agreement or the term otherwise applicable to such Project Approvals.

1.2.6 This Agreement shall terminate with respect to any lot and such lot shall be released and no longer be subject to this Agreement, without the execution or recordation of any further document, when a final certificate of occupancy has been issued for the building(s) on the lot. Termination of this Agreement for any residential dwelling lot shall not in any way be construed to terminate or to modify any assessment district, fee district, public financing district, special tax district, tax and/or any Mello Roos Community Facilities District lien affecting such lot at the time of termination.

1.2.7 Notwithstanding anything to the contrary in this Agreement, the term of any Permit Approval shall not include the period of time during which any moratorium, lawsuit, referendum, initiative or other legal challenge involving the Permit Approval was or is pending. If this Agreement or a Project Approval is unsuccessfully appealed or otherwise legally challenged, the term of this Agreement shall be extended until such appeal or legal challenge is finally resolved or adjudicated (including the expiration of time for further appeals). In addition, the term may be extended for a reasonable time upon the request of the Developer with the consent of the City. The Developers understand and agree that the City does not have authority or jurisdiction over another public agency's authority to impose a moratorium.

1.2.8. Execution and Recording. The Developers have executed and acknowledged this Agreement. Not later than ten (10) days after the Effective Date, the

City Clerk will cause recordation of this Agreement with the Monterey County Recorder against the Property, provided that a referendum applicable to the Enacting Ordinance has not been timely submitted to the City.

1.3 City's Police Power. The Parties understand, acknowledge, and agree that the limitations, reservations, and exceptions contained in this Agreement are intended to reserve to the City that part of its police power which cannot be limited by contract and this Agreement shall be construed to reserve to the City that part of its police power which cannot be restricted by contract.

SECTION 2
DEVELOPMENT OF THE PROPERTY

2.1 Vested Elements.

2.1.1 The permitted uses of the Property, the density or intensity of use, the maximum height and size of proposed buildings, provisions for reservation or dedication of land for public purposes, the subdivision of land and requirements for infrastructure and public improvements, the general location of public utilities, and other terms and conditions of development of the Property shall be governed by the Project Approvals, Applicable City Regulations and this Development Agreement (collectively "**Vested Elements**"), except as expressly provided in this Agreement.

2.1.2 The Developers shall have a vested right to develop the Property in accordance with the Vested Elements subject to the terms and conditions of this Agreement and also subject to a referendum that specifically overturns the City's approval of the Project Approvals or Subsequent Project Approvals.

2.2 Applicable City Regulations. Except as may otherwise be specifically provided in this Agreement, the City shall have the right to regulate the development of the Property and uses within the Project pursuant to the Applicable City Regulations if, and only to the extent, such regulations do not conflict with or are not inconsistent with the Project Approvals or the Vested Elements.

2.3 Uniform Codes. In the construction of the Project, each particular improvement shall be subject to all Uniform Codes in force and effect when a building, grading or other application for a building permit or equivalent permit is granted by the City.

2.4 Applicability of New City Laws.

2.4.1 New City Laws (including amendments to Applicable City Regulations) shall not be applicable to the Property unless such New City Laws are (a) generally and uniformly applicable on a city-wide basis and not otherwise inconsistent with the Vested Elements or terms of this Agreement or (b) meet one of the following requirements: (i) they are mandated by State or Federal law pursuant to **Section 2.5**; or (ii): they are imposed as part of a declaration of a local emergency or state of emergency as defined in Government Code Section 8558, or a finding that an otherwise permitted use represents a current and immediate threat to public health, safety or welfare pursuant to Government Code Section 65858. Examples of New City Laws that would be generally and uniformly applicable on a city-wide basis and applicable to the Property pursuant to subdivision (a) of this section are storm water utility programs, rent control regulations, rental registry and/or inspection programs, and accessory-dwelling unit restrictions.

Nothing herein shall be construed to limit the authority of the City to adopt ordinances, policies, and regulations which have the legal effect of protecting persons or property from conditions which create a health, safety, or welfare risk.

To the extent any future changes in the General Plan, Zoning Code, or any future rules, ordinances, regulations, or policies are not inconsistent with the terms and the conditions of the Central Area Specific Plan and this Agreement, such future changes in the General Plan, Zoning Code, or such future rules, ordinances, regulations, and policies shall be applicable to the Property.

A Developer, by giving written notice to the City, may elect to have all or part of the Property subject to any New City Laws that are otherwise not applicable to the their portion of the Property under this Section. In the event a Developer so elects, the Developer shall provide written notice to the City and the other Developers of that election (such notice to be provided pursuant to this Agreement) and thereafter such New City Law shall be deemed part of the Applicable City Regulations applicable to that Developer. Such notice shall be in a form provided by the City Attorney which notice shall be recorded and which shall contain a copy of the New City Law which is being made applicable to a portion of the Property.

2.4.2 Developer shall have the right to challenge the application under subsections (a) and (b) of **Section 2.4.1** of New City Laws to the Project. If Developer chooses to challenge the application of a New City Law to the Project, Developer shall give written notice to the City Attorney in accordance with **Section 6.11** of this Agreement. Developer's written notice shall inform the City of the factual and legal

reasons why Developer believes the City cannot apply the New City Law to the Project consistent with the Vested Elements and this Agreement. The City shall respond to Developer's notice within thirty (30) days of receipt of such notice. Thereafter, the Parties shall meet and confer within thirty (30) days of the date of Developer's receipt of the City's response with the objective of attempting to arrive at a mutually acceptable solution to this disagreement. If no mutually acceptable solution is reached at the conclusion of the meet-and-confer period, the Parties may initiate dispute resolution proceedings in accordance with **Section 4.4** below, or Developer may initiate a legal action or proceeding challenging such application. If it is determined at the conclusion of such dispute resolution process or legal action that such New City Laws apply to the Project, and if such New City Laws have the effect of substantially and materially preventing development of the Project in accordance with the Vested Elements (i) the Parties shall process an amendment to this Agreement in accordance with the Development Agreement Law, and/or (ii) the Parties shall amend the Project Approvals or amend the Applicable City Regulations without amending this Development Agreement to allow the Project to be built as originally intended.

2.4.3 There shall be a presumption that any New City Laws affecting the Project and having any of the following effects shall be considered inconsistent with the Vested Elements and this Agreement:

2.4.3.1 Limiting or reducing, directly or indirectly, the total number of residential units in the Project, the mix of residential types in the Project, or the maximum number of residential units allocated to an identified ownership interest within the Project.

2.4.3.2 Limiting or reducing the total retail square footage in the Project or the amount of retail square footage allocated to an identified ownership interest within the Project.

2.4.3.3 Limiting or materially changing the location of buildings, parking, grading, or other improvements on the Property.

2.4.3.4 Imposing new, modified, increased or additional dedication requirements.

2.4.3.5 Imposition of a Moratorium. This limitation on the City shall not apply when a Moratorium meets the requirements of **Section 2.4.1** for application of New City Laws to the Property; provided that the application of any such Moratorium to the Property shall be limited in both scope and time to only effectuate the purpose for which it was imposed. The Developers understand and agree that the City

does not have authority or jurisdiction over another public agency's authority to grant a moratorium.

2.4.3.6 Except as required in **Section 2.13** (Inclusionary Housing), imposing requirements for dedication, sale, or other conveyance of residential units and/or lots for less than market price as determined by the Developers.

2.4.3.7 Fees, charges, or exactions that have the same effect as a Development Impact Fee, as defined in Chapter 9, Article V of the Salinas Municipal Code and/or as shown on **Exhibit B** and **Table 1 to Exhibit B**.

2.4.3.8 Materially frustrating the intent or purpose of the Vested Elements, except with respect to increased costs. Increased costs may be considered by the City when determining whether the intent or the purpose of the Vested Elements have been materially frustrated by a New City Law, but increased costs shall not be a sole determining factor.

2.5 As provided in Government Code Section 65869.5, this Agreement shall not preclude the application to the Property of changes in laws, regulations, plans, or policies, to the extent that such changes are specifically mandated and required by changes in state or federal laws or regulations. In the event State or Federal laws or regulations enacted after the Effective Date of this Development Agreement or action by any other governmental agency other than City prevent or preclude compliance with one or more provisions of the Vested Elements or this Development Agreement, or require changes in plans, maps or permits approved by City, this Development Agreement shall be modified, extended or suspended as may be necessary to comply with such State or Federal laws or regulations or the regulations of such other governmental agency. Immediately after enactment of any such new law or regulation, the Parties shall meet and confer in good faith to determine the necessity of any such modification or suspension based on the effect such modification or suspension would have on the purposes and intent of this Development Agreement. It is the intent of the Parties that any such modification or suspension be limited to that which is necessary, and to preserve to the extent possible the original intent of the Parties in entering into this Development Agreement. If the Parties are unable to reach agreement on the modification, then either party may submit the issue to dispute resolution pursuant to **Section 4.4** or may terminate this Agreement.

To the extent that any actions of federal or state agencies (or actions of other governmental agencies, including the City, required by federal or state agencies, or actions of the City taken in good faith to prevent adverse impacts upon the City by actions

of federal, state, or other governmental agencies) have the effect of preventing, delaying, or modifying the development of the Property or any portion thereof, the City shall not in any manner be liable for any such prevention, delay, or modification.

2.6 Processing and Development

2.6.1 The Tentative Map includes a condition as required by Government Code Section 66473.7(b)(1). Final maps shall comply with Section 66473.7. This provision is included in this Agreement to comply with Section 65867.5 of the Development Agreement Statute. City agrees that Developer may file and process tentative maps or vesting tentative maps, including Parcelization Maps, in accordance with Chapter 4.5 (commencing with Section 66498.1) of Division 2 of Title 7 of the California Government Code, as the same may be amended from time to time, and the Applicable City Requirements. If final maps are not recorded for an entire parcel before such tentative map(s) would otherwise expire, the term of such tentative map(s) automatically shall be extended for the term of this Agreement or the term otherwise applicable to such map if this Agreement is no longer in effect. The term of any other permit (except building permits which shall not be extended), or other land use entitlements approved as a Project Approval or Subsequent Project Approval shall automatically be extended for the longer of the Term of this Agreement (including any extensions) or the term otherwise applicable to such Development Approval or Subsequent Project Approval if this Agreement is no longer in effect.

2.6.2 The City shall promptly accept, process, review and act upon all applications for permits and approvals for the Project, in a professional, timely manner including Subsequent Project Approvals under **Section 2.9** hereof. Upon request of the Developer, the City shall inform the Developer of the necessary application requirements for any requested City approval or requirement relating to the Project.

2.6.3 City and Developer shall cooperate in processing all applications for permits and approvals for the Project, provided, however, that such cooperation shall not include any obligation, on the City's part, to incur any un-reimbursed expense, and the City shall be entitled, subject to the terms of this Agreement and Developer's rights hereunder, to exercise all discretion to which it is entitled by law in processing and issuing any permits and approvals for the Project.

2.6.4 The Developers and the City shall comply with the time frames set forth in the Subdivision Map Act, and, if applicable, the Permit Streamlining Act (Government Code sections 65920 through 65963.1). The City shall endeavor to make sure that adequate staff is available to process the Developers' applications for permits and

approvals within the time periods required by the Permit Streamlining Act and the Developers shall pay the City Processing Fees with respect thereto. If requested by the Developers (or any of them), the City in its sole direction may retain additional staff and overtime staff assistance or staff consultants as may be necessary to timely process some or all applications for permits and approvals for the Project on an expedited schedule. If the Developers request that City pursue such expedited processing, City agrees to provide the Developers with reasonable prior notice of the amount and due date of the additional costs associated therewith. If the City determines to retain additional staff or to provide overtime staff assistance or staff consultants, the staff and the consultants shall be at the sole selection of the City and shall be paid for at the sole cost and expense of the Developers. Upon the City's written request, the Developers shall advance a deposit sufficient to cover the City's estimated costs. Such deposit shall be replenished, as necessary, from time to time, to assure that the City shall not bear any of the costs associated with additional staff, overtime, or staff consultants.

2.6.5 The Parties shall cooperate and diligently work to implement any zoning, tentative map, final development plan and/or land use, grading or building permits or approvals which are necessary or desirable in connection with the development of the Project in substantial conformance with the Vested Elements.

2.6.6 Notwithstanding any administrative or judicial proceedings, initiative or referendum concerning any of the Project Approvals, City shall process applications for permits and approvals as provided herein to the fullest extent allowed by law and Developer may proceed with development of the Project pursuant to the Project Approvals or Subsequent Project Approvals to the fullest extent allowed by law. City shall be entitled, subject to the terms of this Agreement and Developer's rights hereunder, to exercise all discretion to which it is entitled by law in processing and issuing any permits and approvals for the Project.

2.6.7 The term of any Permit Approval shall not include the period of time during which any moratorium, lawsuit, referendum, initiative or other legal challenge involving the Permit Approval was or is pending.

2.7 Development Timing.

The Parties acknowledge that Developer cannot at this time predict when or the rate at which the Property will be developed or the order in which each increment of the Project will be developed. Such decisions depend upon numerous factors which are not within the control of the Developer, such as market conditions and demand, interest rates, absorption, and other similar factors. Buildout of the Project, and the resulting need for

public service facilities, will take many years. Development of the Project may be phased as homebuilding goes forward and creates the need for additional capacity. In particular, and not in any limitation of any of the foregoing, since the California Supreme Court held in *Pardee Construction Co. v. City of Camarillo*, 37 Cal.3d 465 (1984), that the failure of the Parties therein to consider and expressly provide for the timing of development resulted in a later-adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the Parties' desire to avoid that result by acknowledging that, unless otherwise expressly so provided in this Agreement, Developer shall have the vested right to develop the Project in such order and at such rate and at such times as Developer deems appropriate in the exercise of its business judgment provided Developer is in compliance with the Project Approvals, provided, however, nothing herein shall override any phasing or timing for development set forth in a Parcelization Map conditions of approval, Mitigation Monitoring and Reporting Program (the Central Area Specific Plan, Salinas General Plan FEIR (2002), and Final Supplement to the Salinas General Plan Final Program FEIR 2007) mitigation measures, and Section 9.4 and other applicable sections of the Specific Plan.

2.8 Property Taxes; Processing Fees.

2.8.1 The Property shall remain subject to general property taxes, as well as special taxes, assessments, and fees, existing as of the Effective Date and to increases in such taxes, assessments, and fees permitted by law and Developer shall be obligated to incur Exactions in addition to those set forth in **Exhibit B** required to be imposed pursuant to State or Federal law, under the provisions of **Section 2.5**.

2.8.2 Developer shall be obligated to pay all applicable application and processing fees, permitting fees, including development review applications, plan check, map review, inspection and monitoring fees and fees of outside consultants, for land use approvals, grading and building permits, temporary use of land permits, and other administrative and ministerial permits, and other permits and entitlements ("**Processing Fees**") in connection with the Project established and in effect at the time of application processing.

2.9. Subsequent Project Approvals. City may deny an application for a Subsequent Project Approval if such application is incomplete or otherwise does not comply with this Agreement or Applicable City Regulations or is materially inconsistent with the Project Approvals. The City may approve an application for a Subsequent Project Approval subject to any conditions reasonably necessary to bring the Subsequent Project Approval into compliance with this Agreement or Applicable City Regulations, or as necessary to make the Subsequent Development Approval consistent with the

Project Approvals or if an amendment has been previously approved by the City to allow the requested deviation. If City denies any application for a Subsequent Project Approval, City shall specify in writing the reasons for such denial.

2.9.1. Nothing herein shall limit the ability of the City to require the necessary reports, analyses, or studies to assist in determining whether any of the requested Subsequent Approvals are consistent with applicable law and this Agreement.

2.10 Streets and Related Improvements.

2.10.1 The City had adopted a Traffic Improvement Fee Program (TFO) in recognition that the traffic impacts of new development are not limited to the immediate vicinity of the new development, but have an impact upon the major streets throughout the city and in part to ensure that new development contributes toward offsetting the burden it imposes upon the City's traffic system.

The City last updated its Traffic Improvement Fee Program (TFO) on January 19, 2010 (Resolution No. 19802). The City intends to update the TFO when it updates its General Plan, which is anticipated to begin in early 2021 ("TFO Update"). The TFO Update will be comprehensive and while the City cannot commit to a particular date by which the General Plan update and TFO Update will be completed, to a particular result, or to a particular approach or methodology, the TFO Update may take into consideration a number of factors including, but not limited to, cost estimates and elimination of the two-tier fee structure. Except as otherwise specifically set forth in this Agreement, in their development of the Project the Developers shall comply with the TFO. However, when the TFO update is complete, the Developers may choose, at their discretion, to initiate an amendment to this Agreement pursuant to **Section 3** of this Agreement to reflect changes resulting from the TFO Update. The Developers may also, at their discretion, request that the City form an assessment district or adopt a plan area fee as additional mechanisms to finance construction of the roadways and related improvements necessary for the Project.

2.10.2 The City plans to complete the Congestion Relief Project along a portion of the frontage of the CASP as a four-lane expressway with landscaped median, turn lanes, bike lanes, roundabouts, and traffic signage. The Congestion Relief Project will also include a widened four-lane bridge over Gabilan Creek within the Central Area Specific Plan (CASP). The Congestion Relief Project will include roundabouts at the intersections of Boronda Road with Natividad Road and with Independence Boulevard. The Congestion Relief Project (which consists of four-lanes, landscaped median, turn lanes, bike lanes, roundabouts, and traffic signage) will be paid from a variety of sources

including TFO funds, supplemented with Measure X funds, Senate Bill 1, potential grant funds, and other City revenues. Developers' contribution to the cost of the Congestion Relief Project shall include payment of TFO fees. Developers shall also be responsible for related improvements along the Boronda Road frontage including the Frontage Improvements (curb and gutter, sound wall, sidewalk, landscaping, street lighting, and right-of-way dedication). The Developers' responsibility shall also include the landscaping, irrigation, and maintenance of the landscaping in the ultimate third lane (10-feet) buildout of Boronda Road. (Exhibit D)

The Parties understand and acknowledge that completion of the Congestion Relief Project along the frontage of the CASP is important to the completion of development within this Project Area. The Parties further understand and acknowledge that the City cannot predict when or the rate at which the Congestion Relief Project will be commenced or will be completed. When the Congestion Relief Project will begin and will be completed depend upon numerous factors, not all of which are within the control of the City, such as weather, cost, challenges to the project, and similar factors. Consequently, the City cannot commit to a date certain by which its work on the Congestion Relief Project will begin or will be completed; however, in acknowledgement of the importance of the Congestion Relief Project to the Project, notwithstanding what is otherwise provided in **Section 1.2.2** of this Agreement, in the event the City has not completed the Congestion Relief Project from McKinnon Street to Natividad Road within seven (7) years of the Effective Date, the Original Term of this Agreement and the deadline for the Developers to meet their Project improvement obligations under Section 1.2.2, shall automatically be extended for five (5) years for any of the Developers who are not at that time in default of this Agreement.

2.10.3 The following streets within the Central Area may by action of the City Council be designated as Major Thoroughfares: Collector Feature Street Section 3 (Road C), a segment of the Southerly Greenway, Collector Feature Street Section 4 (Road G), a segment of the Northerly Greenway, Boronda Road between McKinnon Street and Natividad Road, San Juan Grade Road between Boronda Road and the Russell Road Extension, Russell Road between San Juan Grade Road and Natividad Road, Rogge Road between the westerly boundary of the high school site and Natividad Road, and El Dorado Drive and McKinnon Street within the Project. Access to abutting lots and on-street parking are not allowed on these streets.

2.10.4 Improvements for other streets or street segments which are required by the Project EIR to mitigate cumulative impacts, but which are not included within the TFO shall be paid for by the Developers on a fair-share basis. These fair-share

payments shall be indexed annually and shall be paid by the Developers in the same manner and at the same time that TFO payments are made.

2.10.5 All of the other interior streets not designated as major thoroughfares within the CASP will be constructed and paid for by Developers in accordance with the street sections contained in **Section 5 and Appendix K** of the Specific Plan.

2.10.6 CASP streets shall be constructed in phases on a subdivision-by-subdivision basis in conjunction with the review and approval of individual tentative subdivision maps. Except for the streets within the VC-A and VC-B districts streets within the CASP shall be dedicated as part of the public street system, shall be accepted by the City upon completion, and shall be maintained by the City through an assessment district upon expiration of the Developer's one-year warranty period.

2.10.7 When a Developer applies for a building permit and there are still traffic impact fees due to the City after applying all traffic fee credits assigned to that Developer, the Developer shall pay the difference at the then applicable rate. If the traffic impact fee credits issued on all of the Developer's buildings in the Project exceed the total traffic impact fees due, the City shall repurchase the excess traffic impact fee credits from the Developer at the then current rate.

2.10.8 The City shall grant to Developer Rights of Access subject to City's standard conditions for such Right of Access as may be necessary across, under, and over the surface and subsurface of all City streets as may be required from time to time for construction and installation of the following improvements:

2.10.8.1 Gas, electricity, water, wastewater, drainage, telephone, cable media, computer, security, telecommunications, and all other utilities, facilities and like improvements (including without limitation their related conduits, wires, lines, pipes, mains, pumps, meters and other structures, stations and improvements) necessary or desirous to the Project; and

2.10.8.2 Construction, paving, striping, cleaning, and repairing streets within the Project.

2.11. Parks and Recreation Facilities

2.11.1 Public Parks Provided. As shown in **Exhibit A**, the Project shall provide a total of approximately 44.06 net acres of parkland ("the CASP Parkland") to

meet the General Plan and Subdivision Ordinance requirement of 3 acres of developed parkland per 1,000 residents assuming buildout with 3.67 people per dwelling unit. The City will determine the final design of public park facilities, including the number and the type of sports fields that can be accommodated within the park configuration and acreage in accordance with City standards. Neighborhood parks vary from ±2.0 acres to ±11.6 acres in size. Small parks are typically less than two acres in size, but in no case less than 0.5 acres in size. Net acreage of each park will be refined in connection with tentative subdivision map review. The location, size and type of each park shall be substantially as shown in **Table 4-1 and Figure 4-1** of the CASP. The design standards for the CASP's parks shall be substantially as described in **Section 2.6.5** of the CASP. No additional dedication or reservation of park land or open space, or the payment of any additional *in lieu* fee or exaction for park or open space land, shall be required of the Project.

2.11.2 Park Improvements. Improvements to dedicated parkland made by a Developer in accordance with the City's Park and Sports Facility Standards (May 2018) as approved by the Library and Community Services Director shall be deemed consistent with the General Plan, the Specific Plan, the City's park and sports facility standards and any other applicable standards adopted by the City.

2.11.3 Park Improvement Fees. The City shall adopt, and Developers shall pay, a new Central Area Park Improvement Fee ("CAPIF") in an amount sufficient to fund the acquisition of designated CASP parkland, the cost of street improvements abutting such designated parkland, and the cost of park improvements to equip such parklands within the CASP in accordance with adopted park improvement standards. Developers who construct park improvements in accordance with adopted park improvement standards shall receive Park Improvement Fee credits in the amount of the actual cost of such improvements as constructed (hard and soft costs), not to exceed the per acre cost as calculated in the Park Facilities Development Impact Fee Update Study (Willdan, November 5, 2019) referred to herein as he CAPIF Fee Study, by type of park constructed. The fee credit for land will be $250,000 per acre and will be adjusted annually by the construction cost index change as published by the Engineering News Record in April along with all of the other development impact fees. The fee credits for the construction soft cost will be limited to the percentages of each category that were used in the CAPIF Fee Study, provided however, that costs actually be incurred but assigned to a "contingency" category may be converted to hard costs at the option of the Developer. CAPIF fees collected will be accounted for in a separate fund with Park Impact Fees so that, to the extent feasible, sufficient funds are available to pay fee credits as accrued. If sufficient funds are not available in the CAPIF fund to reimburse the Developer as provided herein, reimbursement will not occur until such time as sufficient funds become available. In the case of parkland purchased by the City from third parties,

or park improvements constructed or installed by the City, the cost recovered by the City from CAPIF Fees or from the CAPIF fund shall be limited to the acquisition cost and park improvement costs (hard and soft costs) calculated in the CAPIF Fee Study by type of park constructed, and any cost overage shall not be charged to the Developers.

2.11.4 Timing of Park Dedications and Improvements. Dedications of CASP parkland and improvements to CASP parkland shall be coordinated on a subdivision-by-subdivision basis with the development of the overall CASP to the extent feasible to assure the availability of recreational facilities to serve the residents of the area. Developers shall not be required to dedicate or improve designated park land until such park land is included in a recorded final subdivision map. The City shall coordinate its acquisition of parklands and construction of park improvements funded with Park Impact Fees so that, to the extent feasible, such improved parklands are available for use at the time of issuance of the first certificate of occupancy for residential development for which Park Impact Fees have been paid. **2.12. School Sites.**

2.12.1. The Project shall include sites for two (2) new elementary schools (±12 acres each) and one (1) new middle school (± 18 acres).

2.12.2. Sites for new schools within the Central Area may be provided pursuant to a written agreement between Project Developers and the school districts. In the absence of such agreement, school sites shall be reserved by the Developer and acquired by the school district in accordance with **Section 31-804** ***et seq.*** of the Salinas Municipal Code.

2.12.3. Responsibility for development of public schools, including the acquisition of school sites and the construction of school facilities, lies with the respective school districts.

2.12.4. Project Developers and the City shall cooperate with school districts to facilitate joint use of school sites and facilities.

2.12.5. If not needed for school purposes, as determined by the applicable school district, school sites may be developed for residential use up to a maximum of fifteen (15) units per net residential developable acre.

2.12.6. The Project Developers shall be responsible for the payment of school impact fees pursuant to Government Code Section 65996 as specified by the Project EIR as full and complete school facilities mitigation.

2.13. Inclusionary Housing.

2.13.1 Inclusionary Housing Ordinance. All residential development within the Project shall comply with the City's Inclusionary Housing Ordinance embodied in Ordinance No. 2594, as adopted June 6, 2017, and Resolution No. 2567 (collectively the "Inclusionary Ordinance") and the Guidelines adopted pursuant thereto. For those Developers that choose to pay in lieu fees (for sale and rental) the in-lieu fees shall be set at the amount pursuant to the Inclusionary Housing Ordinance as of the Effective Date of this Agreement. The housing in lieu fees and/or rental housing impact fees will be adjusted by the percentage increase in the Engineering News Record (ENR) cost index, based on the most current April edition. The Inclusionary Ordinance is attached hereto as **Exhibit E**.

2.14. Infrastructure Financing.

2.14.1 Level of Municipal Services. In determining the level of improvement and service to be applied to and required by the Project, the City, the City's consultants, the FGA Developers and their consultants shall apply the factors and assumptions set forth in the City of Salinas Public Facilities Impact Fee Study (February 2014, adopted April 8, 2014) (the "Nexus Study") and in the Fiscal Impact Report.

2.14.2 City Development Impact Fees. Except as provided in **Sections 2.14.2.1 or 2.14.2.2** of this Agreement, the Developers shall be obligated to pay only those City Development Impact Fees as set forth in **Exhibit B** attached and incorporated herein by this reference. The City may not impose or exact additional or increased City Development Impact Fees on the Developers or the Project.

2.14.2.1 State and Federal Fees; Permits and Approvals. Notwithstanding **Section 2.14.2**, Developer shall be obligated to pay fees that may be imposed pursuant to State or Federal law (subject to **Section 4.6** of this Agreement). The Developers shall also comply with lawful requirements of, and obtain all permits and approvals required by other local, regional, state, and federal agencies having jurisdiction over the Developers' activities in furtherance of this Agreement. The Developers shall pay all required fees when due to federal, state, regional, or other local government agencies other than the City and acknowledge that the City does not control the amount of such fees.

2.14.2.2 Subsequent Project Approvals and City Processing Fees. This Development Agreement shall not limit the authority of the City to charge any and all lawfully enacted City Processing Fees required for Subsequent Project Approvals, including application, inspection and monitoring fees, fees for staff and consultants used by the City in connection with processing permit and other approvals, and fees for

preparation of environmental analysis under CEQA, which are in force and effect on a city-wide basis and are in compliance with Government Code Section 66014.

2.14.2.3 Other Agency Impact Fees. Notwithstanding the provisions of **Section 2.14.2**, Developer shall be obligated to pay school impact fees imposed pursuant to the provisions of Government Code 65995 through 65996 and Education Code sections 17620 through 17626 and traffic impact fees imposed by the Transportation Agency for Monterey County (TAMC), in addition to whatever other agency impact fees may be imposed and applicable to the Project through the Term of this Agreement. Such fees shall be payable upon issuance of building permits, or at such other time as may be negotiated with the applicable agency.

2.14.2.4 Exactions. Except as expressly provided in this Agreement or mandated by state or federal law, the City shall not impose any additional development impact fees or charges or require any additional dedications or improvements through the exercise of the police power or otherwise, with the following exception: The City may impose reasonable additional fees, charges, dedication requirements as conditions of the City's approval of an amendment to the (i) Project Approvals, (ii) Subsequent Project Approvals, or (iii) this Agreement, which amendment is either requested by the Developers or agreed to by the Developers; and

2.14.3 Mitigation Measures. Nothing contained in this Agreement shall relieve Developer of the obligation to implement feasible mitigation measures identified in the Project EIR for the purpose of mitigating or avoiding significant environmental effects of the Project; provided, however, that City retains the authority to adopt substituted measures or findings of overriding circumstances as provided by CEQA and the CEQA Guidelines.

2.14.3.1. Agricultural Mitigation. The City's Agricultural Land Preservation Program (ALPP) was adopted on April 8, 2008 (Resolution No. 19422). The CASP, as part of the Salinas Future Growth Area Annexation and Sphere of Influence (SOI) Area, is a "GSA-MOU identified growth area" as defined in the ALPP. Developers shall comply with the ALPP as described in Section 9.5 of the Specific Plan. As set forth in Section 9.3 of the Specific Plan, the Developers will not be required to establish agricultural mitigation easements for the lands within the Project area and will be required to pay an agricultural land mitigation fee in the amount of $750 per acre of converted land designated by the California Department of Conservation's Farmland Mapping and Monitoring Program as "Prime" or "of Statewide Importance" (Designated Farmland).

2.14.4. Drainage/Stormwater. The City and the Developers acknowledge and agree that the analysis, plans, polices and design of the drainage and stormwater management facilities of the Specific Plan conform with or exceed the requirements of the (stormwater management plan in effect as of the Effective Date). The City and the Developers further acknowledge that the storm water requirements and stormwater fees imposed upon development and redevelopment projects, as well as to individual properties, in the city change from time-to-time and that the Project will be subject to whatever storm water requirements, storm water programs and utilities, and stormwater fees are in effect as of the date of application for a Project Approval or a Subsequent Project Approval. Developer shall implement the drainage and stormwater management policies of the Specific Plan in phases as provided in **Section 8.3** of the Specific Plan.

2.14.5. Reimbursement Ordinance. On June 3, 2014, the City adopted an ordinance to provide for the establishment of one or more zones of benefit and the reimbursement for costs incurred in connection with the annexation and entitlement of lands in the North of Boronda Future Growth Area (Ordinance No. 2549, the "Reimbursement Ordinance").

2.14.6. Installation of Improvements; Inspections. In any instance where a Developer is required to install improvements that are subject to inspection and approval by the City, Developer shall obtain City approval of the plans and specifications, and provided Developer has supplied all information required by the City, the City shall promptly review and act on the application for such approval in a diligent manner in accordance with law. The commentary on plans shall specify the changes required to comply with City regulations. Developer shall correct the plans as requested or shall explain in writing why any changes were not made, or deviated from the changes requested by the City.

2.15. Significant Actions by Third Parties Necessary for Approval. At Developer's sole discretion, but consistent with the Project Approvals, Developer may apply for such other permits, grants of authority, agreements, and other approvals from other private, public and quasi-public agencies, organizations, associations or other public entities as may be necessary to the development of, or the provision of services and facilities to, the Project. The City shall cooperate with Developer in its endeavors to obtain such permits and approvals.

2.16. Cooperation of Parties. Each of the Parties shall act toward each other and the tasks necessary or desirous to the Project in a fair, diligent, expeditious and reasonable manner (except in those cases where a Party is given sole discretion under this Agreement), and no Party shall take any action that will unreasonably prohibit, impair

or impede the other Party's exercise or enjoyment of its rights and obligations secured through this Agreement. This agreement to cooperate shall not require either Party to incur any un-reimbursed expenses.

2.17. Developer's Right to Rebuild. City agrees that Developer may renovate or rebuild portions of the Project within the Term of this Agreement should it become necessary due to fire, earthquake, or other natural disaster or changes in seismic requirements. Such renovations or reconstruction shall be processed as a Subsequent Project Approval. Any such renovation or rebuilding shall be subject to all design, density and other limitations and requirements imposed by this Agreement, and shall comply with the Project Approvals, the building codes existing at the time of such rebuilding or reconstruction, and the requirements of CEQA.

2.18. Fiscal Neutrality. The Fiscal Impact Report was prepared to summarize, among other things, estimated costs associated with providing required public services to, and the revenues generated by, the Project. Based upon the findings of the Fiscal Impact Report, the City has determined that the economic impact of the Project on the City will be fiscally positive. The conclusions of the Fiscal Impact Report are predicated among other things on the following assumptions regarding the shared responsibilities for ownership and maintenance of infrastructure between the City and the Central Area of the Future Growth Area:

2.18.1 Construction and Dedication of Streets. The Developer shall construct or install all improvements within the City-maintained areas described in **Section 2.18.1** above. If Developer installs landscaping within the City-maintained areas, Developer shall maintain such landscaping in a healthy weed-free condition for one year following the City acceptance of the Project improvements. Developer shall dedicate such landscaped areas to the City.

2.19 Landscaping and Lighting Maintenance District. A Landscaping and Lighting Maintenance District ("LLMD") will be established by the City in connection with the development of the Central Area to reimburse the City for the costs of maintenance performed by the City within the public areas of the Project, including but not limited to the following maintenance tasks:

(a) Maintenance of public parks less than two (2) acres in size.

(b) Operation and maintenance (including replacement as needed) of all street path lighting.

(c) Maintenance of all low-impact development (LID) areas within public streets,

parcels, and rights-of-way, and in supplemental detention and retention basins (open space).

(d) Slurry coating of all interior streets and alleys every 5-7 years, depending on the deterioration of the asphalt as determined by the Public Works Director or his designee.

(e) Maintenance of all traffic calming devices, such as the center median islands, roundabouts, bulb-outs, and traffic circles, including landscaping.

(f) Maintenance and replacement of the public paths, street trees, decorative street furniture, and traffic/street signs.

(g) Maintenance of the landscaping and the walls within the abutting half of the right-of-way of the arterial streets surrounding the Central Area.

(h) Maintenance of alleys (including paving) and the adjacent landscaping within alley rights-of-way and/or easements.

(i) Maintenance of landscaping located within the public right-of-way of the southerly greenway street/path and landscape easement.

The LLMD shall be established in phases on a subdivision-by-subdivision basis in conjunction with the review and approval of individual tentative subdivision maps. Prior to establishment of the LLMD the Developers shall provide all of such maintenance work. Developers shall maintain all areas of the LLMD until such time as the City reasonably determines there is sufficient residential development within the Project to support the City's costs of such maintenance no more than one year after improvements are accepted with a subdivision map.

2.20 Completion of Improvements. The City generally requires that all improvements necessary to service new development be completed prior to issuance of building permits (except model homes). However, the Parties acknowledge that some of the backbone improvements associated with the development of the Property may not need to be completed to adequately service portions of the Property as such development occurs. Therefore, as and when portions of the Property are developed, all backbone infrastructure improvements required to service such portion of the Property in accordance with the Project Approvals and Subsequent Project Approvals shall be completed prior to issuance of any building permits within such portion of the Property (except permits for model homes). Provided, however, the Community Development Director may approve the issuance of building permits prior to completion of all such

backbone improvements if the improvements necessary to provide adequate service to the portion of the Property being developed are substantially complete to the satisfaction of the City Engineer or the Developer has entered into an agreement with the City as provided in Section 66462 of the California Government Code, and that the Developer's performance to complete all of the backbone infrastructure is secured in the manner provided in Chapter 5 of the Subdivision Map Act (beginning with Section 66499).

2.21 Obligations of the Developers. The Developers shall develop the Property in accordance with and subject to the terms and the conditions of this Agreement, the Project Approvals, and the Subsequent Project Approvals, if any, and any amendments to the Project Approvals or this Agreement as may, from time to time, be approved pursuant to this Agreement. The failure of a Developer to comply with any term or condition of or fulfill any obligation of the Developers under this Agreement, the Project Approvals or the Subsequent Project Approvals or any amendments to the Project Approvals or to this Agreement as may have been approved pursuant to this Agreement, shall constitute a default by that Developer under this Agreement. An individual Developer's default under this Agreement shall not affect the rights or the obligations of the other non-defaulting Developers who have entered into this Agreement.

Except as otherwise provided herein, the Developers shall be responsible, at their sole cost and expense, to make the contributions, improvements, dedications, and conveyances set forth in this Agreement and the Project Approvals.

SECTION 3
AMENDMENT OF AGREEMENT
AND SUBSEQUENT APPROVALS

3.1. Amendment of This Agreement. This Agreement may be amended from time to time in accordance with the Development Agreement Statute, only upon the mutual written consent of the City and Developer.

3.1.1. Major Amendments and Minor Amendments. Any amendments to this Agreement which affects or relates to (a) the Term of this Agreement, (b) permitted uses of the Property, (c) provisions for the reservation or dedication of land, (d) conditions, terms, restrictions, or requirements for subsequent discretionary action, (e) the density or the intensity of use of the Property or the maximum height or gross square footage of proposed non-residential buildings, or (f) monetary contributions by the Developers, shall be deemed a "Major Amendment" and shall require giving notice and a public hearing before the Planning Commission and the City Council. Any amendment which is not a Major Amendment shall be deemed a "Minor Amendment."

The Parties acknowledge that refinement and further implementation of the Project may demonstrate that certain minor changes may be appropriate with respect to the details and performance of the Parties under this Agreement. The Parties desire to retain a certain degree of flexibility with respect to the details of the Project and with respect to those items covered in the general terms of this Agreement. If and when the Parties find that clarifications, minor changes, or minor adjustments are necessary or appropriate and do not constitute a Major Amendment, they shall effectuate such clarifications, minor changes, or minor adjustments through a written Minor Amendments approved in writing by the Developers and the City Manager. Unless otherwise required by law, no such Minor Amendment shall require prior notice or hearing, nor shall it constitute an amendment to this Agreement.

The City Attorney shall have the authority to determine if an amendment is a Major Amendment or a Minor Amendment. The City Attorney's determination may be appealed to the City Council.

3.2 Amendment of Project Approvals. The Project Approvals from time to time, may be modified in the following manner:

3.2.1. Amendment to this Agreement Not Contemplated. Subsequent Project Approvals and (except as expressly provided below) modifications to Project Approvals shall not require an amendment to the terms of this Agreement, and the terms of this Agreement shall apply to all Subsequent Project Approvals and amendments to modifications to Project Approvals, without any further action of the Parties.

3.2.2. Determination of Need for an Amendment. Upon the written request of the Developer, the City Attorney shall determine whether any requested modification of the Project Approvals requires an amendment to the terms of this Agreement. If the City Attorney finds that the proposed modification does not result in a material change to the terms of this Agreement, the modification shall be approved administratively as a Minor Revision as provided in **Section 9.7.1** of the Central Area Specific Plan without amendment of this Agreement.

3.2.3. Processing of Amendments. Any request by the Developer for a modification of the Project Approvals that is determined by the City Attorney to require an amendment to this Agreement shall be processed as an amendment to this Agreement in accordance with the Development Agreement Statute and **Section 9.7.2** of the Central Area Specific Plan.

3.2.4. Administrative Approval of Minor Revisions. Minor modifications to Project Approvals that do not materially change the character of the Project, such as

minor adjustments in location or area that do not increase the overall size of the Project site, minor changes in the location of buildings, substitution of custom homes in the place of pre-designed homes, or the area designated for year-round outdoor/sidewalk/parking lot display by the anchor tenant, design and architectural details, floor plan or landscaping, as well as modifications listed in **Section 9.7.1** of the Central Area Specific Plan, do not require amendment of this Agreement, and shall be approved administratively through the building permit process without the necessity of notice, hearing, CEQA review, separate application or process.

3.2.5. CEQA Review. The City has conducted extensive environmental review of the Project Approvals and has certified the Central Area Specific Plan Final Environmental Impact Report (the "Project EIR") pursuant to the requirements of CEQA. To the maximum extent permitted by law, the City shall process Subsequent Project Approvals under the existing CEQA approvals (or as an addendum or supplement to the existing CEQA approvals) and shall not require further CEQA action unless such additional review is legally mandated under the CEQA Guidelines. The Parties acknowledge that certain discretionary Subsequent Project Approvals, if any, may be legally required to be subject to additional review under CEQA. The City shall process all documents required under CEQA for the Project. Notwithstanding any other provision of this Agreement, nothing contained in this Agreement is intended to limit or restrict the discretion of the City to take any appropriate action as may be required by CEQA with respect to any such discretionary Subsequent Project Approvals. The Developers are responsible for all costs associated with any additional CEQA review required for Subsequent Project Approvals, including the payment of recording fees (if any) and the Notice of Determination Fee or Notice of Exemption Fee, as applicable.

SECTION 4
DEFAULT, REMEDIES, TERMINATION

4.1 Defaults.

4.1.1 Except for Non-curable Defaults, any failure by the City or Developer to perform any term or provision of this Agreement, which failure continues uncured for a period of thirty (30) days following written notice of such failure from the other Party (unless such period is extended by written mutual consent), shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged failure and, where appropriate, the manner in which such alleged failure may be satisfactorily cured. If the nature of the alleged failure is such that it cannot reasonably be cured within such 30-day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure

thereafter, shall be deemed to be a cure, provided that if the cure is not diligently prosecuted to completion, the default shall continue and no additional cure period shall be provided. If the alleged failure is cured, then no default shall exist and the noticing Party shall take no further action. If the alleged failure is not cured, then a default shall exist under this Agreement and the non-defaulting Party may exercise any of the remedies available under **Section 4.3**.

4.1.2 Any Assignment or other transfer in violation of **Section 5** shall be considered a Non-curable Default.

4.1.3 No failure or delay in giving notice of default shall constitute a waiver of default; provided, however, provision of notice and opportunity to cure shall nevertheless be a prerequisite to the enforcement or correction of any Default.

4.2 Actions During Cure Period. During any cure period specified under **Section 4.1.1** and during any period prior to delivery of any notice of default, the Party charged shall not be considered in default for purposes of this Agreement. If there is a dispute regarding the existence of a default, the Parties shall otherwise continue to perform their obligations hereunder, to the maximum extent practicable in light of the disputed matter and pending its resolution or formal termination of the Agreement as provided herein.

4.3 Remedies for Non-Defaulting Party.

4.3.1 In the event either Party is in default under the terms of this Agreement, subject to any applicable requirements of **Section 4.4**, the other Party may elect to pursue any of the following courses of action: (i) waive such default; (ii) pursue administrative remedies as provided in this Agreement; and (iii) pursue any judicial remedies available.

4.3.1.1 Developers' Default; Enforcement. No building permit shall be issued or building permit application accepted for the building shell of any structure on the Property if the permit applicant owns or controls any property subject to this Agreement and if such applicant or any entity or person controlling such applicant is in default under the terms and the conditions of this Agreement unless such default is cured or this Agreement is terminated. The Developer shall cause to be placed in any covenants, conditions, and restrictions applicable to the Property, or in any ground lease or conveyance thereof, express provision for an owner of the Property, lessee or City acting separately or jointly to enforce the provisions of this Agreement and to recover reasonable attorneys' fees and costs for such enforcement.

4.3.2 Unless otherwise provided in this Agreement, either Party, in addition to any other rights or remedies, may institute legal action to cure, correct, or remedy any default by the other Party to this Agreement, to enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation hereunder or to seek specific performance.

4.4 Dispute Resolution; Legal Action.

4.4.1 Mediation. Except as otherwise provided herein, no action or proceeding with respect to any dispute, claim or controversy arising out of or relating to this Agreement ("**Dispute**") may be commenced until the matter has been submitted to mediation. Either Party may commence mediation by providing to the other Party a written request for mediation, setting forth the subject of the Dispute and the relief requested. The Parties shall cooperate with one another in selecting a mediator and in scheduling the mediation proceedings in Monterey County (unless otherwise agreed by the Parties). The Parties covenant that they will participate in the mediation in good faith, and that they will share equally in its costs. All offers, promises, conduct and statements, whether oral or written, made in the course of the mediation by any of the Parties, their agents, employees, experts and attorneys, and by the mediator are confidential, privileged and inadmissible for any purpose, including impeachment, in any litigation or other proceeding involving the Parties, provided that evidence that is otherwise admissible or discoverable shall not be rendered inadmissible or non-discoverable as a result of its use in the mediation. Either Party may seek equitable relief prior to the mediation to preserve the status quo pending the completion of that process. Except for such an action to obtain equitable relief, neither Party may commence a civil action or proceeding with respect to the matters submitted to mediation until after the completion of the initial mediation session, or 45 days after the date of filing the written request for mediation, whichever occurs first. Mediation may continue after the commencement of a civil action or proceeding, if the Parties so desire. The provisions of this **Section 4.4.1** may be enforced by any court of competent jurisdiction, and the Party seeking enforcement shall be entitled to an award of all costs, fees and expenses, including attorneys' fees, to be paid by the Party against whom enforcement is ordered.

4.4.2 If the mediation required under the provisions of this Agreement has not resolved the Dispute any Party to this Agreement may then commence an action or proceeding relating to a Dispute. Jurisdiction over any such dispute(s) shall be had in Monterey County or in the appropriate federal court with jurisdiction over the matter.

4.5 Annual Review.

4.5.1 Each year during the Term of this Agreement beginning on or about the first anniversary date of the execution of this Agreement, the City shall review the extent of good faith compliance by Developers with the terms of this Agreement. This review shall be conducted by the Community Development Director and shall be limited in scope to compliance with the terms of this Agreement pursuant to the Development Agreement Statute.

4.5.2 A finding by the Community Development Director of good faith compliance by Developers with the terms of this Agreement, or a lack of a finding to the contrary, shall conclusively determine such good faith compliance up to and including the date of such review.

4.5.3 The burden of proof, by substantial evidence, of good faith compliance shall be upon the Developers. The Developers shall provide the evidence determined to be necessary by the City Attorney to demonstrate good faith compliance with the provisions of this Agreement. The Community Development Director may conduct the annual review notwithstanding the Developers' failure to submit the written request or to provide substantial evidence of compliance. Costs reasonably incurred by the City in connection with the annual review and any related hearing shall be paid by the Developers in accordance with the City's schedule of fees in effect at the time of the review. If, following such review, the Community Development Director is not satisfied that the Developers have demonstrated good faith compliance with all the terms and the conditions of this Agreement, the Community Development Director may refer the matter along with her or his recommendation to the City Council. Similarly, in the event the Developers disagree with the Community Development Director's determination of non-compliance with all the terms and the conditions of this Agreement, the Developers may appeal the Community Development Director's determination to the City Council to determine whether the Developers are in compliance.

4.5.4 With respect to each year for which an annual review of compliance with this Agreement is conducted, upon request of Developers (or any of them), the City shall provide Developer with a written "**Notice of Compliance**," or, based on substantial evidence of a material failure of Developer to comply in good faith with the terms of this Agreement after notice and a reasonable opportunity to Developer to cure such failure, "**Notice of Non-compliance**," as applicable, duly executed and acknowledged by the City. Either Party shall have the right to record any such notice.

4.5.5 Failure by the Developers (or any of them) to request review under this **Section 4.5** or failure of City to initiate review under this **Section 4.5** shall not invalidate any provisions of this Agreement or constitute a default hereunder.

4.6 Force Majeure Delay, Extension of Times of Performance.

4.6.1 In addition to specific provisions of this Agreement, performance by any Party hereunder shall not be deemed to be in default where delays or defaults are due to a Force Majeure Event.

4.6.2 Any Party claiming a delay as a result of a Force Majeure Event shall provide the other Party with written notice of such delay, the reason for the delay and an estimated length of delay. Upon the other Party's receipt of such notice, the period of time for performance of any obligation or duty shall be automatically extended for the period of the Force Majeure Event, unless the other Party objects in writing within thirty (30) days after receiving the notice. In the event of such objection, the Parties shall meet and confer within thirty (30) days after the date of objection to arrive at a mutually acceptable solution to the disagreement regarding the delay. If no mutually acceptable solution is reached at the conclusion of the meet and confer session(s), either Party may initiate dispute resolution proceedings as set forth in **Section 4.4** of this Agreement. During the period of any Force Majeure Event extension, the Parties shall use their best efforts to minimize potential adverse effects resulting from the Force Majeure Event.

4.7 Legal Challenge by Third Party.

4.7.1 It is specifically understood and agreed by the Parties that the Project contemplated by this Agreement is a private development, that the City has no interest in or responsibility for or duty to third persons concerning any of said improvements, except for those improvements that are accepted by the City for maintenance and responsibility, and that the Developers shall have the full power over and exclusive control of the Property subject only to the limitations and the obligations of the Developers under this Agreement.

4.7.2 In the event of any administrative, legal or equitable action or other proceeding instituted by any person, entity or organization (not a Party to this Agreement) challenging the validity or enforceability of this Agreement, the Parties shall cooperate with each other in the defense of any such challenge, provided such cooperation shall not extend to payment of funds or expenses in defending such challenge unless agreed by the cooperating Party.

4.7.3 Developer shall indemnify, defend and hold harmless the City, its officers, agents, employees, from any claim, action or proceeding brought by a third party within the applicable statute of limitations (i) challenging the validity of this Agreement or seeking to attack, set aside, void or annul any action, decision or approval taken by the City pursuant to this Agreement, (ii) relating to any development of the Property during

the term of this Agreement or the Project Approvals, (iii) relating to any actions or inactions by the Developers (or any of them) or their contractors, subcontractors, agents, or employees in connection with construction of the improvement of the Property and the Project, or (iv) seeking damages which may arise directly or indirectly from the negotiation, formation, execution, enforcement or termination of this Agreement. Nothing in this Section shall be construed to mean that Developer shall hold the City harmless or defend it to the extent that such claims, costs or liability arise from, or are alleged to have arisen from, the sole negligence or willful misconduct of the City. The City shall cooperate with Developer in the defense of any matter in which Developer is defending or holding the City harmless and for such purpose Developer shall retain competent legal counsel approved by the City, which approval shall not be unreasonably withheld or delayed; provided, however, that the City and the Developers shall each bear their own respective costs, if any, arising from such defense. The City shall promptly notify the Developers of any such claim, action or proceeding. If the City fails to promptly notify the Developers of any such claim, action or proceeding, or if the City fails to cooperate fully in the defense, the Developer shall not thereafter be responsible to defend, indemnify or hold harmless the City. Nothing contained in this Agreement prohibits the City from participating in the defense of any claim, action or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.

4.8 Estoppel Certificate.

4.8.1 Either Party may, at any time, and from time to time, deliver written notice to the other Party requesting such Party to certify in writing that, to the knowledge of the certifying Party:

4.8.1.1 This Agreement is in full force and effect, and unless otherwise indicated has not been amended.

4.8.1.2 To best of knowledge, the Party requesting such certificate is not in default of the performance of its obligations under this Agreement, or alternatively, if a default exists or notice of default has been given, the nature and amount of any such defaults.

4.8.2 A Party receiving a request hereunder shall execute and return such certificate within twenty (20) business days following the receipt thereof. The Parties acknowledge that any certificate given hereunder may be relied upon by any governmental agency, any assignee, and other persons having an interest in the Project, including holders of any deed of trust. The City Manager shall be authorized to execute any such certificate for the City, unless otherwise directed by the City Council.

4.9 Termination of Agreement. This Agreement is terminable by mutual written consent of the Parties, and such termination shall not require or be contingent upon the approval or consent of any other person or entity. Any obligations of indemnification and defense relating to matters arising before termination of this Agreement shall survive termination of this Agreement. Any unused fees, fee credits or deposits shall be refunded to Developers forthwith. Any one or more of the Developers may terminate this Agreement upon the City's mutual written consent. In the event any one or more of the Developers so terminates this Agreement with respect to their portion of the Property, the rights and obligations of the remaining Developers under this Agreement shall not be effected and this Agreement shall remain in full force and effect as to those remaining Developers.

4.9.1 Except as otherwise set forth in this Agreement, if this Agreement is terminated by mutual written consent of the Parties, neither Party shall have any further rights or obligations under this Agreement. Subject to **Section 4.9.3**, each Party understands that it may have sustained damages that arise, or may arise out of, or relate to the termination of this Agreement that may not be apparent and that are presently unknown. Each Party waives, with respect to termination of this Agreement by mutual written consent of the Parties, any claims for all such damages. The waivers and releases in this Agreement include waivers and releases of any claims for unknown or unanticipated injuries, losses, or damages arising out of or relating to termination of this Agreement by mutual written consent of the Parties.

4.9.2 Subject to **Section 4.9.3**, each Party waives, with respect to termination of this Agreement by mutual written consent of the Parties, all rights or benefits that it has or may have under Section 1542 of the California Civil Code to the extent it would otherwise apply. Section 1542 reads as follows:

> A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor.

4.9.3 Nothing herein contained shall release or excuse Developer in the performance of its obligations to indemnify and defend the City as provided in this Agreement.

4.10 Limitation on Legal Actions. In no event shall the City, or its officers, employees, or agents be liable in damages for any breach or violations of this Agreement, it being expressly understood and agreed that the Developers' sole legal remedy for a

breach or a violation of this Agreement by the City shall be a legal action in mandamus, specific performance, or other injunctive or declaratory relief to enforce the provisions of this Agreement.

SECTION 5
ASSIGNMENTS

5.1 Limitation As To Assignment. Except as permitted by **Sections** 5.2 and 5.3 of this Agreement, Developer shall not assign, or attempt to assign or otherwise transfer this Agreement or any right herein (each referred to as an "**Assignment**") in whole or in part, without the prior written approval of the City, which approval shall not be unreasonably withheld, conditioned or delayed. The City may refuse to give its consent only if, in light of the proposed assignment and financial resources, such assignee would not in the City's reasonable opinion be able to perform the obligations proposed to be assumed by such assignee. The Developers acknowledge that the identity, make-up and proposal of the Developers are of particular concern to the City and it is because of these matters that the City has entered into this Agreement.

5.2 Permitted Assignment. The prior written approval of the City shall not be required for the following Assignments:

5.2.1 Any Assignment to one or more Affiliates of Developer; or

5.2.2 The merger, consolidation, restructuring or sale of substantially all of the assets of Developer or of any Affiliate; or

5.2.3 The assignment to any trustee by way of a deed of trust in favor of holder or beneficiary under such deed of trust, or the absolute or collateral assignment, pledge, grant or transfer to such holder, of the Developer's right, title and interest in, to and under this Agreement for the purpose of creating an encumbrance on or security interest in such interest, or to or by any such holder or other purchaser in connection with its acquisition of the Project Site by foreclosure or deed in lieu of foreclosure; or

5.2.4 The sale of individual parcels to third parties (provided, however, that such parcels shall be subject to the Specific Plan and Project Approvals).

5.3 Assumption of Assigned Obligations. As a condition to any Assignment under this Agreement, any person or entity accepting such Assignment ("**Assignee**") shall assume all of the obligations of this Agreement as they pertain to the portion of the Property being transferred to the Assignee. The assumption shall be in a form acceptable to the City and following the Assignment shall be recorded on the

portion of the Property transferred. This requirement shall apply whether or not the transfer requires approval of the City.

5.4 Release of Developer. Upon the effectiveness of any Assignment and assumption of Developer's obligations by any Assignee, the Developer shall be fully relieved and released of each of its duties and obligations with respect to the portion of the Property transferred to the transferee from and after the date of such transfer, except as to those obligations of Developer under this Agreement, Project Approvals or Applicable City Regulations that affect more than the portion of the Property being transferred.

5.5 Successive Assignment. In the event of any Assignment under the provisions of this **Section 5**, the provisions of this **Section 5** shall apply to each successive Assignment and Assignee. The Developer's obligations under this Agreement with respect to the portion of the Property transferred which are to be assumed by the Assignee shall be set out in substantially the form of the Assignment and Assumption Agreement.

5.6 Unapproved Transfers Void. Any Assignment, or attempted Assignment, that is not approved by the City as required under this **Section 5**, or that is inconsistent with the provisions of this **Section 5,** shall be unenforceable and void and shall not release Developer from any rights or obligations hereunder.

SECTION 6
GENERAL PROVISIONS

6.1 Notice of Default to Mortgage, Deed of Trust or Other Security Interest Holders; Right to Cure. The Developer's breach of any of the covenants or restrictions contained in this Agreement shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to the Project, or any part thereof or interest therein, whether or not said mortgage or deed of trust is subordinated to this Agreement, but, the terms, conditions, covenants, restrictions and reservations of this Agreement shall be binding and effective against the holder of any such mortgage or deed of trust or any owner of the Project, or any part thereof, whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

6.2 Covenants Binding on Successors and Assigns. This Agreement and all of its provisions, agreements, rights, powers, standards, terms, covenants and obligations, shall be binding upon the Parties and their respective successors (by merger, consolidation, or otherwise) and assigns, and all other persons or entities acquiring the

Property, or any interest therein, and shall inure to the benefit of the Parties and their respective successors (by merger, consolidation or otherwise) and assigns.

6.3 Covenants Run With Land. The provisions of this Agreement shall be enforceable during the Term as equitable servitudes and constitute covenants running with the land pursuant to applicable law, including, but not limited to Section 1468 of the Civil Code of the State of California. Each covenant to do or refrain from doing some act on the Property which is for the benefit of the Property or shall constitute a burden upon the Property, as applicable, shall run with the land, and is binding upon each Party and each successive owner during its ownership of the Property, or any portion thereof.

6.4 Bankruptcy. The obligations of this Agreement shall not be dischargeable in Bankruptcy.

6.5 Reimbursement of Development Agreement Costs and Fees. Prior to the City's issuance of any Subsequent Project Approvals, the Developers shall reimburse the City for all its reasonable and actual costs, fees, and expenses incurred in drafting, reviewing, revising, and processing this Agreement, including, but not limited to, recording fees, ordinance publication fees, staff time in preparing staff reports, and staff time, including legal counsel and special counsel fees, for preparation and review of this Agreement and changes requested by the Developers (or any of them). Exhibit F.

6.6 Reimbursement of Annexation Costs and Fees. Prior to the City's issuance of any Subsequent Project Approvals, the Developers shall reimburse the City for all its reasonable and actual costs, fees, and expenses incurred in relation with the annexation of the Property into the City including, but not limited to, staff time, legal counsel fees, consultant fees, and publication fees. Exhibit G.

6.7 Preamble, Recitals, Exhibits. References herein to "**this Agreement**" shall include the Preamble, Recitals and all of the exhibits of this Agreement.

6.8 Attorneys' Fees. Should any legal action or proceeding be brought by either Party regarding any matter arising out of or relating to this Agreement, the prevailing Party in such action shall be entitled to recover reasonable attorneys' fees actually incurred, court costs, and such other costs as may be determined by the court.

6.9 Project as a Private Undertaking. It is specifically understood and agreed by and between the Parties hereto that the development of the Project is a separately undertaken private development and Developer shall have full power over and exclusive control of the Project subject only to the limitations and obligations of Developers under this Agreement and the Project Approvals and Subsequent Project Approvals. No

partnership, joint venture, agency or other association of any kind between Developers and the City is formed by this Agreement. The only relationship between the City and Developer is that of a governmental entity regulating development and the owner of the Project.

6.10 Construction. As used in this Agreement, and as the context may require, the singular includes the plural and vice versa, and the masculine gender includes the feminine and neuter and vice versa.

6.11 Notices. All notices, demands, or other communications which this Agreement contemplates or authorizes shall be in writing and shall be personally delivered, mailed by certified mail, return receipt requested, or delivered by reliable overnight courier, to the respective Party as follows:

If to City:
City of Salinas
200 Lincoln Avenue
Salinas, CA 93901
Attn: City Manager

With a Copy To:
City Attorney
City of Salinas
200 Lincoln Avenue
Salinas, CA 93901
Attn: City Attorney

And

Community Development Director
City of Salinas
65 West Alisal, 2nd Floor
Salinas, California 93901
Attn: Community Development Director

If to Developer:

East Boronda, LLC
1540 Constitution Boulevard
Salinas, CA 93905

Ray Harrod, Jr.
365 Victor Street, Suite S
Salinas, CA 93907

With a Copy To:

Christine Kemp
Attorneys at Law
P. O. Box 2510
Salinas, CA 93902

A notice shall be effective on receipt. Any Party may change the address stated herein by giving written notice to the other Party, and thereafter notices shall be addressed and transmitted to the new address. Any notice given to the Developer as required by this Agreement shall also be given to any lender which provides written request to City for notice.

6.12 Invalidity of Agreement; Severability. If this Agreement shall be determined by a court to be invalid or unenforceable, this Agreement shall automatically terminate as of the date of final entry of judgment.

If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a specific situation, is found to be invalid, or unenforceable, in whole or in part for any reason, the remaining terms and provisions of this Agreement shall continue in full force and effect unless an essential purpose of this Agreement would be defeated by loss of the invalid or unenforceable provisions, in which case either Party may terminate this Agreement by providing written notice thereof to the other. In the event of such termination, the provisions of **Section 4.9** relating to termination of the Agreement by mutual written consent of the Parties shall apply. Without limiting the generality of the forgoing, no judgment determining that a portion of this Agreement is unenforceable or invalid shall release Developer from its obligations to indemnify the City under this Agreement.

6.13 Applicable Law; Venue. The interpretation, validity, and enforcement of the Agreement shall be governed by and construed under the laws of the State of California. Any suit, claim, or legal proceeding of any kind related to this Agreement shall be filed and heard in a court of competent jurisdiction in Monterey County. The Developers acknowledge and agree that the City has approved and has entered into this

Agreement in the sole exercise of its legislative discretion and that the standard of review of the validity or the meaning of this Agreement shall be that accorded legislative acts of the City.

6.14 Waivers. No waiver of any obligations under this Agreement shall be enforceable or admissible unless set forth in a writing signed by the Party against which enforcement or admission is sought. No delay or failure to require performance of any provision of this Agreement shall constitute a waiver of that provision as to that or any other instance. Any waiver granted shall apply solely to the specific instance expressly set forth in such writing. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver or a waiver of a subsequent breach of the same or any other provision of this Agreement.

6.15 Signatures. The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of Developer and the City. This Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns.

6.16 Exhibits. The following exhibits are attached to this Agreement and are hereby incorporated herein by this reference for all purposes as if set forth herein in full:

A	Ownership Table and Planning Subarea Map
B	Exactions Applicable to the Project E
Table 1 to Exhibit B	Development Impact Fees
C	Regulations Applicable to the Project
D	Boronda Road (CASP Project Buildout)
E	Inclusionary Housing Ordinance and Guidelines
F	Development Agreement Costs and Fees
G	Annexation Costs and Fees

6.17 Interpretation. This Agreement has been drafted jointly, and reviewed by the Parties and their attorneys and, therefore, shall not be construed in favor of or against a Party that may have drafted any particular term or provision. Prior versions or drafts of this Agreement shall not be used to interpret the meaning or intent of this Agreement or any provision hereof.

6.18 Entire Agreement. This Agreement constitutes the entire understanding and agreement of the Parties concerning the subject matter hereof. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiation or previous agreements between the Parties with respect to all or any part of the subject matter hereof. To the extent that there are conflicts or inconsistencies between this Agreement and any prior agreement, the provisions of this Agreement shall prevail.

6.19 Further Assurances and Acts. Each Party shall perform all acts and execute all documents and instruments that may be necessary or convenient to carry out its obligations under this Agreement.

6.20 Signatures; Signature Pages; Execution in Counterparts. The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective individuals or legal entities of the Developers and of the City. This Agreement shall inure to the benefit and be binding upon the Parties hereto and their respective successors and assigns. For convenience, the signatures of the Parties to this Agreement may be executed and acknowledged on separate pages in counterparts which, when attached to this Agreement, shall constitute this as one complete Agreement.

6.21 Time of the Essence. Time is of the essence in the performance of each Party's respective obligations under this Agreement.

6.22 No Third Party Rights. Nothing in this Agreement, whether express or implied, is intended to or shall do any of the following:

(a) Confer any benefits, rights or remedies under or by reason of this Agreement on any persons other than the express Parties to it;

(b) Relieve or discharge the obligation or liability of any person not an express Party to this Agreement;

(c) Give any person not an express party to this Agreement any right of subrogation or action against any Party to this Agreement.

IN WITNESS WHEREOF, the City and Developers have executed this Agreement as of the date first hereinabove written.

"City":

CITY OF SALINAS,

a municipal corporation

By: _____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

ATTEST:

_____
City Clerk

"Developers":

East Boronda Road, LLC

By: _____
Hugh Bikle
Its: Managing Member

By: _____
Hugh Walker
Its: V.P.

_____
Ray Harrod, Jr.
d/b/a Harrod Construction Company

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Monterey

On January 27, 2022 (*Date*) before me, M. Elizabeth Soto, Notary Public (*Here Insert Name and Title of the Officer*),

personally appeared Kimbley Craig (*Name(s) of Signer(s)*),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

M. ELIZABETH SOTO
Notary Public - California
Monterey County
Commission # 2325309
My Comm. Expires Apr 19, 2024

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (*Signature of Notary Public*)

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Development Agreement

Document Date: January 27, 2022 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kimbley Craig	Signer's Name: _____
☒ Corporate Officer – Title(s): Mayor	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: City of Salinas	Signer is Representing: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Monterey)

On January 20, 2022 before me, Abraham Munoz Calderon notary public,
Date *Here Insert Name and Title of the Officer*

personally appeared Hugh Bikle
Name(s) of Signer(s)
Hugh Walker,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ABRAHAM MUNOZ CALDERON
Notary Public - California
Monterey County
Commission # 2326925
My Comm. Expires May 9, 2024

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Development Agreement Document Date: 1/20/2022
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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CITY OF SALINAS,

a municipal corporation

By: _____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

ATTEST:

_____
City Clerk

"Developers":

East Boronda Road, LLC

By: _____
Hugh Bikle
Its: _____

By: _____
Hugh Walker
Its: _____

_____
Ray Harrod, Jr.
d/b/a Harrod Construction Company

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Monterey

On January 27, 2022 (*Date*) before me, M. Elizabeth Soto, Notary Public (*Here Insert Name and Title of the Officer*),

personally appeared Kimbley Craig (*Name(s) of Signer(s)*),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

M. ELIZABETH SOTO
Notary Public - California
Monterey County
Commission # 2325309
My Comm. Expires Apr 19, 2024

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (*Signature of Notary Public*)

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Development Agreement

Document Date: January 27, 2022 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kimbley Craig	Signer's Name: _____
☒ Corporate Officer – Title(s): Mayor	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: City of Salinas	Signer is Representing: _____

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State of California

County of Monterey

On 1-21-2022 before me, Denise Johnson, Notary Public,
(here insert name and title of the officer)

personally appeared Ray Harroz, Jr.,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Denise Johnson
Signature

DENISE JOHNSON
Notary Public - California
Monterey County
Commission # 2340501
My Comm. Expires Jan 16, 2025

APPROVED AS TO FORM:

Christine Kemp
Noland, Hamerly, Etienne & Hoss
Attorneys at Law